MEMORANDUM MF NO. 24-14

DATE: August 27, 2024

TO: Marine Advisory Board Members

FROM: Andrew Cuba, Marine Facilities and Parks Manager

RE: September 5, 2024 MAB Meeting - Dock Waiver of Distance Limitations -

Hemingway Landings Condominium Association, Inc., Bradley Waugh, President / 1414 Southeast 12th Street, 1424 Southeast 12th Street & 1500

Southeast 12th Street.

Attached for your review is an application from Hemingway Landings Condominium Association, Inc., Bradley Waugh, President /1414 Southeast 12th Street, 1424 Southeast 12th Street & 1500 Southeast 12th Street.

APPLICATION AND BACKGROUND INFORMATION

The applicant is requesting approval for multiple existing piles extending a maximum distance of +/-28.6' into the adjacent Cerro Gordo River. The distances these pilings will extend from the property line into the waterway are shown in the survey and summarized in the Table below:

TABLE

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STRUCTURES	STRUCTURES	PERMITTED	AMOUNT OF
	DISTANCES FROM	DISTANCE	DISTANCE
	PROPERTY LINE	WITHOUT	REQUIRING
		WAIVER	WAIVER
Piling B	+/-25.7'	25'	+/-0.7'
Piling C	+/-25.6'	25'	+/-0.6'
Piling E	+/-25.7'	25'	+/-0.7'
Piling F	+/-25.7'	25'	+/-0.7'
Piling G	+/-25.2'	25'	+/-0.2'
Piling H	+/-25.3	25'	+/-0.3'
Piling I	+/-26.2'	25'	+/-1.2'
Piling J	+/-26.6'	25'	+/-1.6'
Piling K	+/-26.3	25'	+/-1.3'
Piling L	+/-26.3	25'	+/-1.3'
Piling M	+/-26.2	25'	+/-1.2'
Piling N	+/-26.2'	25'	+/-1.2'
Piling O	+/-26'	25'	+/-1'

Piling R	+/-25.5'	25'	+/-0.5'
Piling S	+/-25.7'	25'	+/-0.7'
Piling T	+/-25.6'	25'	+/-0.6'
Piling U	+/-27.6'	25'	+/-2.6'
Piling V	+/-27.7'	25'	+/-2.7'
Piling W	+/-27.3	25'	+/-2.3'
Piling X	+/-27.1'	25'	+/-2.1'
Piling Y	+/-27.1'	25'	+/-2.1'
Piling Z	+/-26.1	25'	+/-1.1

The City's Unified Land and Development Regulations (UDLR) Secs. 47-19.3.D. limits the maximum distance of mooring piles to 25' or 30% of the width of the waterway, whichever is less, measured from property line. Section 47-19.3. E authorizes the City Commission to waive that limitation based on a finding of extraordinary circumstances. The applicant indicates that the existing structures are necessary to safely moor the owners' vessels, especially during high wind events and severe weather. In addition, the pilings shield the owners' vessels from high wave energy generated from excessive boat wakes along the Cerro Gordo River.

PROPERTY LOCATION AND ZONING

The property is located in the Rio Vista Isles neighborhood where the Zoning is RML-25, Residential Multi Family Low Rise / Medium Density District. It is situated on the northern shore of the Cerro Gordo River where the thinnest width of the waterway to the adjacent shoreline is identified as +/-118 feet within the Narrative.

RECOMMENDATIONS

Should the Marine Advisory approve the application, the resolution under consideration by the City Commission should include at least the following as prescribed in the ULDR and City Code of Ordinances:

 The applicant is required to comply with all applicable building and zoning regulations as well as any other Federal and State laws and permitting requirements including the Broward County Environmental Protection and Growth Management Department, the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers.

AC

Attachment

CC:

Enrique Sanchez, Deputy Director of Parks and Recreation Jon Luscomb, Marine Facilities Supervisor

APPLICATION FOR DISTANCE WAIVER

Table of Contents

Application	1
Narrative	6
Proof of Ownership	10
Assignment of Rights	
Survey of Current Conditions	
Zoning Aerial	102
Site Photographs	106

APPLICATION

CITY OF FORT LAUDERDALE MARINE FACILITIES APPLICATION FOR WATERWAY PERMITS, WAIVERS AND LICENSES

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, licenses, permits and approvals involving municipal docking facilities or private uses in the waterways as regulated by Section 8 of the City Code of Ordinances or Section 47-19.3 of the City's Urban Land Development Regulations, shall be preceded by the execution and filing of the following application form available at the Office of the Supervisor of Marine Facilities. The completed application must be presented with the applicable processing fee paid before the agreement is prepared or the application processed for formal consideration (see City of Fort Lauderdale Code Section 2-157). If legal publication is necessary, the applicant agrees to pay the cost of such publication in addition to the application fee.

APPLICATION FORM

			ypewritten Fo		
1.	corporation. If fictitious names	individuals doing business	s under a fictiti uals owning the	and titles of officers as well as exactious name, correct names of individe property as a private residence, the	iduals, not
		Hemingway Landings Cond Bradley Waugh, President	ominium Assoc	ciation, Inc.	
	TELEPHONE N	NO: <u>401-965-7171</u> (home/cellular)		EMAIL: <u>bradley.james.waugh@</u>	gmail.com
2.	Mailing		b Blvd., Deerfiel th Street, Fort I th Street, Fort	eld Beach, FL 33341	
3.	This is pilings,		waiver applica ingway Landin	ation with respect to existing dolpings Condominium marina's origina	
4.	SITE ADDRES	S: See Unit Owner Info	rmation.	ZONING: See Unit Owner Informa	ation.
	LEGAL DESCR	RIPTION <u>AND</u> FOLIO NUME	BER: See Unit (Owner Information.	
5.	Proof of	•	•	its provided in support of the applica y of Current Conditions, Zoning Aeria	,
Brad	lley Wangle			8/26/2024	
Applic	ant's Signature			Date	
		was paid by the above-name	ed applicant on		,
<u>20 </u>	Received by:_	5 05 1		City of Fort Lauderdale	
				:=====================================	=====
	e Advisory Boa Il Action taken or	rd Action		mission Action nal Action taken on	
Dogomi	mondation				

UNIT OWNER INFORMATION

(Site Address, Zoning, Legal Description, and Folio Number for Units in 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316, 1424 Southeast 12th Street, Fort Lauderdale, Florida 33316, and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316)

LEGAL NAME OF OWNER: James M. Painton

SITE ADDRESS: 1414 SE 12th Street, Unit 1A, Fort Lauderdale, FL, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 1-1A; Building 1414. HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in Ma common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 40590, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214BF0010

LEGAL NAME OF OWNER: Matthew Congdon

SITE ADDRESS: 1414 Southeast 12th Street, #1B, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit 1-113, Building 1414, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0020

LEGAL NAME OF OWNER: Malcolm Farrel

SITE ADDRESS: 1414 Southeast 12th Street Unit 1C Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 1-1C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 504214-BF-0030

LEGAL NAME OF OWNER: Michael West

SITE ADDRESS: 1414 SE 12th Street #1-2A, Fort Lauderdale, FL, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit 1-2A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0040

LEGAL NAME OF OWNER: Elaine Mansour

SITE ADDRESS: 1414 SE 12 Street, #2B, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit No. 1-2B, Building 1414, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 504214BF0050

LEGAL NAME OF OWNER: Nicholas Joseph Dilorio and Sharon Lynn Dilorio

SITE ADDRESS: 1414 SE 12 STREET # 2C FORT LAUDERDALE, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit No. 1-2C, Building 1414 of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 5042 14 BF 0060

LEGAL NAME OF OWNER: Karen S. Satterlee

SITE ADDRESS: 1414 SE 12 ST #3A FORT LAUDERDALE, FL 33316

<u>Zoning</u>: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit 1-3A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0070

LEGAL NAME OF OWNER: Clark Alvarado

SITE ADDRESS: 1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit 1-3B, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0080

LEGAL NAME OF OWNER: Shane Gober

SITE ADDRESS: 1414 SE 12th Street, Unit 1-3C, Fort Lauderdale, FL, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 1.3C, Bolding 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest the common Elements, according to the Declaration of Condominium thereof recorded In Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 504214BF0090

<u>LEGAL NAME OF OWNER</u>: James Leonard Magruder and Linda A. Danoff

SITE ADDRESS: 1424 SE 12th Street, #2-1A, Fort Lauderdale, Florida 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit 2-1A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida

FOLIO NUMBER: 5042-14-BF-0100

LEGAL NAME OF OWNER: Annette Ermer

SITE ADDRESS: 1424 SE 12 Street, Apt. 1B, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel 2-1B, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

FOLIO NUMBER: 5042 14 BF 0110

LEGAL NAME OF OWNER: Frank Buquicchio and Jennifer Buquicchio

SITE ADDRESS: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316

ZONING: N/A

LEGAL DESCRIPTION: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316

FOLIO NUMBER: 5042-14-BF-0120

LEGAL NAME OF OWNER: Christopher Wayne Collins

SITE ADDRESS: 1424 SE 12 STREET #2B FORT LAUDERDALE, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit No. 2-2B Building 1424 of Hemingway Landings, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0130

LEGAL NAME OF OWNER: Paul J. Landino

SITE ADDRESS: 1424 Southeast 12th Street Unit 3A Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 2-3A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 5042 14 BF 0140

LEGAL NAME OF OWNER: Donna Galluzzo

SITE ADDRESS: 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316.

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit 2-3B, Building 1424, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida, ("Property").

FOLIO NUMBER: 50-42-14-BF-0150

LEGAL NAME OF OWNER: Adrian Walchli and Natalia Walchli

SITE ADDRESS: 1500 SE 12 Street # 1A, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 3-1A, Building 1500, HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

FOLIO NUMBER: 5042-14 BF 0160

LEGAL NAME OF OWNER: Bryan Scott Lilley

SITE ADDRESS: 1500 SE 12 Street, Unit 1B, Fort Lauderdale, Florida 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel No. 3-1B, Building 1500, of Hemingway Landings, a Condominium, according to The Declaration of Condominium, recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

FOLIO NUMBER: 504214-BF-0170

LEGAL NAME OF OWNER: Douglas C. Marty

SITE ADDRESS: 1500 SE 12th Street #3.2A, Fort Lauderdale, FL, 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Unit 9-2A, Building 1500. HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided internal in the common

elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599. Page 19, as amended from time to time, of the Public Records of Broward County, Florida

FOLIO NUMBER: 50421443F-0160

LEGAL NAME OF OWNER: Peter R. Auerbach

SITE ADDRESS: 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit No. 3-2B, Building 1500, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

FOLIO NUMBER: 504214BF0190

LEGAL NAME OF OWNER: Bradley J. Waugh

SITE ADDRESS: 1500 SE 12th Street, Unit 3A, Fort Lauderdale, Florida 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Unit 3-3A, Building 1500, of Hemingway Landings Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

FOLIO NUMBER: 5042-14-BF-0200

LEGAL NAME OF OWNER: Tracey Bartholomew

SITE ADDRESS: 1500 S.E. 12th Street, #3B, Fort Lauderdale, FL 33316

ZONING: N/A

<u>LEGAL DESCRIPTION</u>: Condominium Parcel 3-3B, Building 1500, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, page 19, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

FOLIO NUMBER: 504214-BF-0210

NARRATIVE

NARRATIVE

This is an application for an after-the-fact distance waiver with respect to existing dolphin pilings specifically identified in the table and survey below (hereafter known as "existing structures"), most of which are Hemingway Landings Condominium marina's originally installed dolphin pilings from its development in 2009. The existing structures are located in the marina of Hemingway Landings Condominium located on the Cerro Gordo River along 1414 Southeast 12th Street, Fort Lauderdale, Florida 33316; 1424 Southeast 12th Street, Fort Lauderdale, Florida 33316; and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316 (Section A, Lauderdale Harbors, Plat Book 1, Page BCR) (hereinafter known as "marina").

The site of the existing structures are located waterward of approximately 300-linear-feet of concrete seawall and a 255-square-feet of wooden dock. The marina also consists of eleven (11) previously installed 5-foot by 5-foot finger piers; twenty-six (26) dolphin pilings (located furthest from the property line into the Cerro Gordo River), three (3) boat lifts; and two (2) floating docks. There are 21 boat slips which are limited common elements of the Hemingway Landings Condominium Association assigned to the 21 unit owners.

Applicant, Hemingway Landings Condominium, is a condominium located at 1414, 1424, and 1500 Southeast 12th Street, Fort Lauderdale, Florida 33316 (hereinafter known as "Condominium"). The Condominium consist of twenty-one units (21), each with an assigned boat slip. Each of the twenty-one unit owners were given notice of a violation of Sec. 47-19.3(c)&(d) of the Unified Land Development Code ("ULDC). The unit owners have assigned their rights in the marina and boat slips to allow for the filing of one waiver application with the City of Fort Lauderdale for all unit owners.

The city of Fort Lauderdale has noticed the Unit Owners of violations of Sec. 47-19.3(c) and Sec. 47-19.3(d) of the ULDC. With respect to Section 47-19.3(d) of the ULDC, most of the dolphin pile clusters located furthest into the Cerro Gordo River encroach more than 25 feet from the property line into the waterway. As these distances are over the allowable 25-foot distance into the waterway from the property line, these existing structures will require a distance waiver.

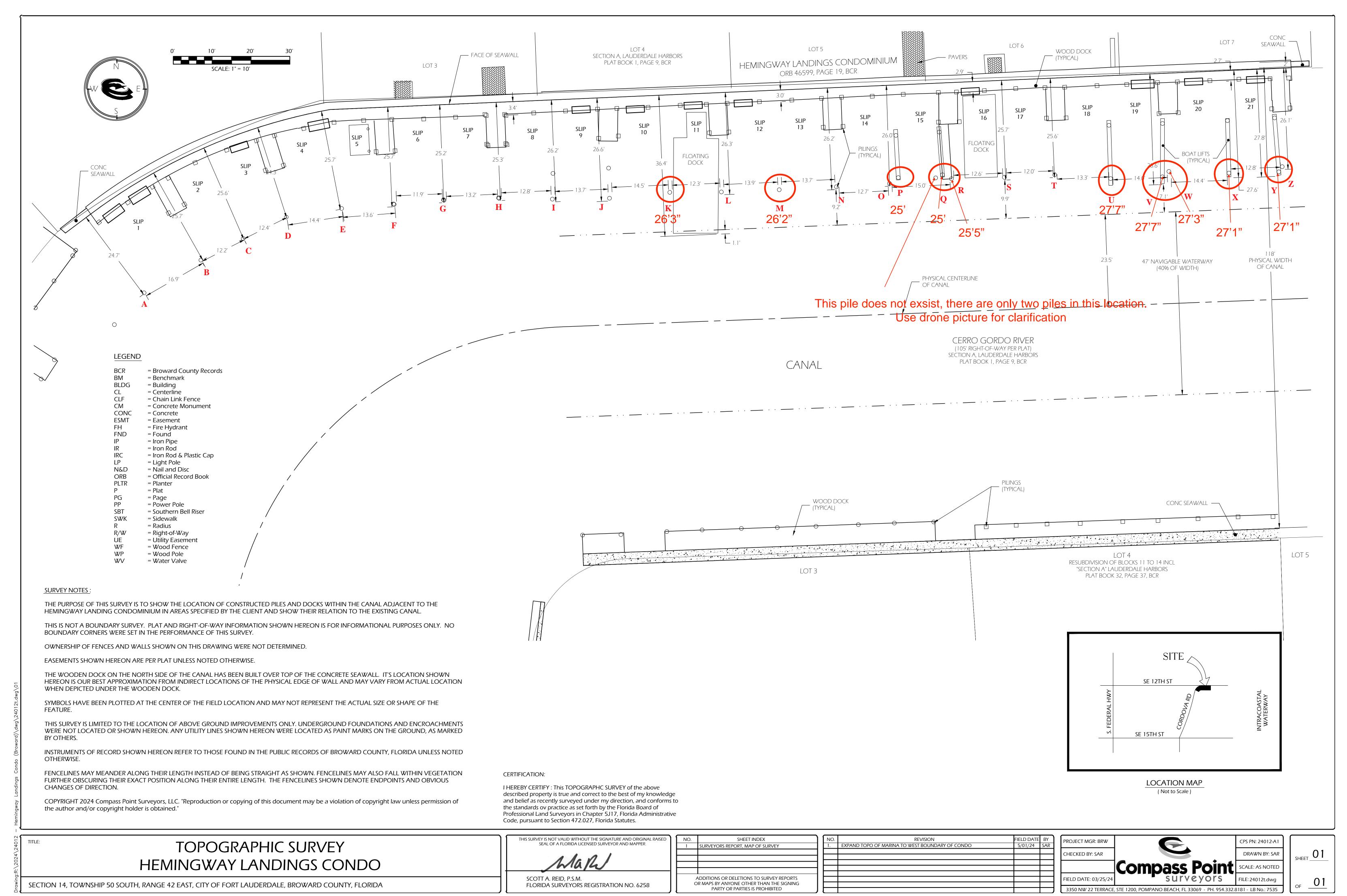
This waiver request is justified due to the extraordinary circumstances surrounding the existing structures, for the following reasons:

- 1. The existing structures are necessary for safe mooring and docking of resident vessels, especially during high wind events and severe weather, and necessary to shield the vessels from high wave energy generated from excessive boat wakes along the Cerro Gordo River.
- 2. The Hemingway Landings Condominium Marina's original permit for dolphin piles reflected 25 feet from the property line and most of the existing structures are original dolphin piles from 2009 when the marina was originally developed.
- 3. The existing structures are situated extremely close to the permissible 25-foot boundary, with nine (9) of the dolphin piles within 1 foot and all the rest within three feet. Most of the nine (9) dolphin piles within 1 foot of the 25 foot boundary are seven inches or less beyond such boundary. Requiring removal and replacement of these structures would present an extraordinary challenge due to the proximity of the existing embedments. Creating new embedments in such close proximity to

the current ones would likely intersect with, or compromise, the stability of the remaining structures. This overlap could result in structural failure or leave portions of the property in non-compliance. The existing embedments are integral to the stability and safety of the structures and should be preserved to avoid unnecessary and repeated disruption.

- 4. All existing structures do not exceed 30% of the width of the waterway, remaining well within regulatory limits.
- 5. Due to the extraordinary width of the waterway at this location at its thinnest point being \pm 118 feet from wetface to wetface, the existing structures do not impede navigation within the Cerro Gordo River.

EXISTING STRUCTURE	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING WAIVER
Piling A	± 24.7	25'	In Compliance
Piling B	± 25.7'	25'	± 0.7°
Piling C	± 25.6'	25'	± 0.6'
Piling D	± 24.3	25'	In Compliance
Piling E	± 25.7'	25'	± 0.7°
Piling F	± 25.7'	25'	± 0.7°
Piling G	± 25.2'	25'	± 0.2'
Piling H	± 25.3'	25'	± 0.3'
Piling I	± 26.2'	25'	± 1.2'
Piling J	± 26.6'	25'	± 1.6'
Piling K	± 26.3'	25'	± 1.3'
Piling L	± 26.3'	25'	± 1.3'
Piling M	± 26.2'	25'	± 1.2'
Piling N	± 26.2'	25'	± 1.2'
Piling O	± 26'	25'	± 1'
Piling P	± 25.0	25'	In Compliance
Piling Q	± 25.0	25'	In Compliance
Piling R	± 25.5'	25'	± 0.5°
Piling S	± 25.7'	25'	± 0.7'
Piling T	± 25.6'	25'	± 0.6'
Piling U	± 27.7'	25'	± 2.7'
Piling V	± 27.7'	25'	± 2.7'
Piling W	± 27.3'	25'	± 2.3'
Piling X	± 27.1'	25'	± 2.1'
Piling Y	± 27.1'	25'	± 2.1'
Piling Z	± 26.1	25'	± 1.1'



CAM #24-0917 Exhibit 1 Page 13 of 116

PROOF OF OWNERSHIP

This Instrument Prepared By and Return to: EQUITY LAND TITLE, LLC One Cleariske Center 250 S. Australian Ave #700 West Patin Beach, Plorida 33401

HEM-1-1A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this ______ day of Janury 2012, between Hemingway Landings, LLC, a Delaware limited Hability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and James M. Painton, Jr., as Trustee of the James M. Painton, Jr., Revocable Trust, U/A/D/ 08/02/92 whose post office address is: 3414 Shady Oak Street, Hollywood, FL 33312, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Parcel No. 1-1A; Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 49599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street, Unit 1-1A, Bldg 1414, Fort Lauderdale, FL, 33316

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

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART 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 party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

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

Signed, Sealed and Delivered in the Presence of:

Stephanie Vasa

Print Name: STEPHANIE, VARA

Print Name;

Hemingway Landings, LLC, a Delaware limited liability company

BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware Corporation, its Manager

Authorized Signatory

State of FURIDA SS

County of American Land Partners, Inc., a Delaware Corporation, Mahager of National Land Partners, ILC, a Delaware Limited Liability Company, Manager of PPC Projects, LLC, a Delaware limited flability company, Sole Member of Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA

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Instr# 118550084 , Page 1 of 2, Recorded 12/02/2022 at 04:31 PM

Broward County Commission Deed Doc Stamps: \$10150.00

Prepared by and return to:
David O. Norsoph Esq.
Attorneys Key Title LLC
2691 E Oakland Park Blvd. Suite 404
Fort Lauderdale, FL 33306
File Number: 22-1818

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of November, 2022 between Marcio Dos Santos Bueno Kauffmann and Christina Rodrigues de Souza, husband and wife whose post office address is 843 Summit Street, Columbus, OH 43215, grantor, and Matthew Congdon, a married man whose post office address is 18 Alumni Lane, Blythewood, SC 29016, grantee:

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

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

Unit 1-1B, Building 1414, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

a/k/a: 1414 Southeast 12th Street, #1B, Fort Lauderdale, FL 33316

Parcel Identification Number: 504214-BF-0020

Subject to covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, 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.

[Remainder of page intentionally left blank]

In Witness Whereof, grantor has hereunto set grantor's ha	and and seal the day and year first above written.
Signed, sealed and delivered in our presence:	A .
Witness Name:	Marcio Dos Santos Bueno Kauffmann Charles La Charles Christina Rodrigues de Souza
Witness Name: Gramua Dance:	Om sima roangues de oodza
STATE OF OHIO FRANKLIN	
The foregoing instrument was acknowledged before me by no day of November, 2022, by Marcio Dos Santos Bueno R	neans of (x) physical presence or () online notarization this Kauffmann and Christina Rodrigues de Souza.
Signature of Notary Public	CHRISTOPHER SPANN
Print, Type/Stamp Name of Notary	Notary Public
Personally Known: OR Produced Identification:	State of Ohio
Type of Identification	My Comm. Expires
Produced: FLORIDA DRIVER LICENSES	March 7, 2027

INSTR # 113418463 Page 1 of 11, Recorded 12/22/2015 at 12:35 PM Broward County Commission, Doc. D \$5775.00 Deputy Clerk ERECORD



Prepared by: Amy E Kruck Sunbelt Title Agency

Return to: 1715 N. Westshore Blvd., Suite 190

Tampa, FL 33607

File Number: 7938150262

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Special Warranty Deed

Made this 18th day of December, 2015, by COMERICA BANK, a Corporation existing under the laws of the State of Texas whose post office address is: 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter called Grantor, and to: MALCOLM FARREL, JR, AS TRUSTEE OF THE MALCOLM FARREL, JR. TRUST UNDER TRUST AGREEMENT DATED MARCH 8, 1989, AS AMENDED, whose post office address is: 1414 SouthEast 12th Street #IC, FORT LAUDERDALE, FL 33316, hereinafter called the Grantee.

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, grants and conveys to Grantee that property located in the County of Broward, State of Florida, described more particularly as follows:

Condominium Parcel No. 1-1C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 504214-BF-0030

AKA: 1414 SouthEast 12th Street Unit 1C Fort Lauderdale, FL 33316

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

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

Grantor covenants as follows:

- 1. That the premises are free from all encumbrances made by Grantor; and
- 2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

Print Name:

Stamp/Seal:

My Commission Expires:

AKA: 1414 SouthBast 12th Street Unit IC Fort Lauderdale, FL 33316

In Witness Whereof, the said Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its secretary, the day and year above written.

Signed, sealed and defivered in our presence: COMERICA BANK, by PHH Mortgage Corporation, its duly Witness: (Signature) appointed agent Printed Name: Signature Print Nan Witness: (Signature) Printed Name: Vice President Title: Gaurav Mailing Address: i Mortgage Way, Mount Laurel, NJ 08054 State of New Jersey County of Burlington I Hereby Acknowledge that on this date _____ day of , before me personally appeared Joseph DeStasio (Print Name), Vice President of PHH Mortgage Corporation, Inc., a New Jersey Corporation, as duly appointed agent for COMERICA BANK, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation, and that the said instrument is the act and deed of said Corporation. Witness my signature and official seal on in the County of Burlington and the State of Ney

> Linda Huller 2300415 Notary Public of New Jersey My Commission expires May 19, 2018

Exhibit "A"

CORPORATE AUTHORIZATION COMERICA BANK CORPORATE AUTHORIZATION AND INCUMBENCY CERTIFICATE

Julius L. Loeser certifies as follows:

- 1. He is an Assistant Secretary of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and in this capacity maintains the corporate books and records.
- 2. As set forth in the resolutions attached hereto as Exhibit A, which resolutions are now in full force and effect and have not been modified, superseded or rescinded, all resolutions of Comerica Bank, a Michigan banking corporation (the "Michigan Bank"), that were valid and effective immediately prior to the merger of the Michigan Bank into the Bank and that have not been superseded or rescinded are also the resolutions of the Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Bank.
- 3. Attached hereto as Exhibit B is a true copy of resolutions designating the signing authority of the Bank's officers and others, which resolutions were duly adopted by the Board of Directors of the Michigan Bank on May 13, 2004 and which are now in full force and effect with respect to the Bank. They have not been modified, superseded or rescinded.
- 4. Lisa C. Harris, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
- 5. David W. Huiskens, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.

6. The specimen signatures appearing below are genuine.

Lisa C. Harris

David W. Huiskens

SEAL

Missistant Secretary

Dated: March 20, 2008 Detroit, Michigan

Exhibit A

COMERICA BANK ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS NOVEMBER 7, 2007

RESOLUTION:

CONTINUING AUTHORIZATIONS OF COMERICA BANK, A MICHIGAN BANKING CORPORATION

WHEREAS, Comerica Bank, a Michigan banking corporation (the "Michigan Bank") merged with and into Comerica Bank, a Texas banking association, which was the survivor (the "Texas Bank") effective October 31, 2007 (the "Merger"); and

WHEREAS, pursuant to the associated Agreement and Plan of Merger, all corporate acts, plans, policies, approvals and authorizations of the Michigan Bank, its stockholders, board of directors, committees elected or appointed by the board of directors, officers and agents, which were valid and effective immediately prior to the Merger are taken for all purposes as the acts, plans, policies, approvals, obligations and authorizations of the Texas Bank and shall be effective and binding thereon as the same were with respect to the Michigan Bank (collectively, the "Continuing Authorizations"); and

WHEREAS, the Texas Bank wishes to clarify that the Continuing Authorizations include, without limitation, all applicable resolutions of the Michigan Bank.

RESOLVED, that all resolutions of the Michigan Bank that were valid and effective immediately prior to the Merger and that have not been superseded (by an equivalent resolution of the Board of Directors or Shareholder of the Texas Bank or otherwise) or rescinded are hereby confirmed and ratified as the resolutions of the Texas Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Texas Bank; and

RESOLVED FURTHER, that the Secretary or any Assistant Secretary of the Texas Bank is hereby authorized to amend these resolutions and/or any exhibits hereto to correct them for any scrivener's or other errors, to provide clarification thereof or to ensure technical compliance with applicable law, order or regulation, and such resolutions and/or exhibits are hereby deemed adopted *in haec verba* with the same force and effect as if set forth herein at length and that copies thereof be filed with the records of the Texas Bank.

P:\CORPSEC\1-BANKS\15 CB.TX (2007)\Resolutions\November\Authorizations of Michigan Bank.doc

Exhibit B

COMERICA BANK ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS MAY 13, 2004

RESOLUTION:

DESIGNATING SIGNING AUTHORITIES OF OFFICERS AND AGENTS

WHEREAS, Article VII, Paragraph A of the Bylaws of Comerica Bank (the "Bank") provides that the Board of Directors may designate by name or office the person or persons who shall have authority to execute in the name of the Bank any instrument or class of instruments; and

WHEREAS, for the information of persons dealing with the Bank, the Board of Directors desires to designate the authority of the Bank's officers and agents to sign instruments in the name of the Bank.

- RESOLVED, that except as otherwise required by this Resolution, any instrument of any character may be signed in the name of the Bank by any person holding the office of Chairman, Vice Chairman, Chief Executive Officer, President, Executive Vice President, Senior Vice President, First Vice President, Vice President, Cashier or Assistant Cashier, or Secretary or Assistant Secretary.
- 2. RESOLVED FURTHER, that the following classes of instruments may be signed in the name of the Bank by any officer of the Bank:
 - (a) Checks, drafts and orders for the payment of money drawn by the Bank on itself or against funds deposited to the credit of the Bank in any depository.
 - (b) Drafts and advises of drafts drawn by the Bank on foreign banks.
 - (c) Acceptances of drafts drawn on the Bank.
 - (d) Letters of credit.
 - (e) Certification of checks, drafts and orders for the payment of money.
 - (f) Endorsements on checks, drafts, notes, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies and certificates and similar documents transmitted for sale, discount or collection.

- (g) Time deposits.
- (h) Receipts for money, securities and other property.
- Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
- (j) Certification of United States Savings Bonds, United States Tax Notes and United Stated Armed Forces Leave Bonds.
- (k) Deeds, land contracts, leases, bills of sale, conditional sale contracts, financing statements, assignments and discharges of mortgages, disclaimers and releases, whether these instruments relate to property held by the Bank for its own account or in a fiduciary, agency or any other capacity.
- (I) Pleadings, petitions, accounts, proofs of claim, verifications, stipulations, satisfactions, powers of attorney, fiduciary bonds and any other papers necessary or proper to be made or filed in any proceeding before a judicial or administrative tribunal or the Treasury Department.
- (m) Contracts for property and services to be acquired by the Bank and services to be rendered to the Bank.
- RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any Trust Department Officer or any Private Banking Division Officer responsible for fiduciary activities:
 - (a) Trust agreements, trust indentures, acceptances of trusts, escrow agreements and other agreements under which the Bank acts or is to act in a fiduciary or agency capacity, including revisions and revocations of these agreements.
 - (b) Assignments and powers of attorney to transfer securities held by the Bank in a fiduciary or agency capacity, orders to buy and sell these securities and orders to withdraw these securities from custodial or safekeeping accounts.
 - (c) Certificates of authentication for securities issued pursuant to indentures and agreements under which the Bank is trustee; certificates for securities deposited, interim certificates and all other certificates issued or signed by the Bank as depository, transfer agent, registrar or agent; and cremation certificates

- covering securities destroyed by the Bank.
- (d) Instruments in connection with the qualification or resignation of the Bank as a fiduciary or renunciation of fiduciary nomination.
- 4. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Branch Manager, Assistant Manager II, Assistant Manager I, Branch Management Trainee, Customer Service Administrator, Retail Service Representative or Comeriment Banking Specialist II:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Time deposits.
- RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the office of Senior Customer Service Representative:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Senior Customer Service Representative to include the signing of any instrument which may be signed in the name of the Bank by a Retail Service Representative.

- 6. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Customer Service Representative II, Customer Service Representative I or Comeriment Banking Specialist I; and that the transaction authority limits for these instruments will be established from time to time by branch administration:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Customer Service Representative II, or Customer Service Representative I or Comerimant Banking Specialist I to include the signing of any instrument which may be signed in the name of the Bank by a Senior Customer Service Representative III or Retail Service Representative.

- 7. RESOLVED FURTHER, that all persons listed in the document entitled "Selected Authorized Signatures for International Banking Activities" (as this list may be amended and so designated from time to time by the bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary) may sign:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of checks, drafts and other orders for the payment of money.
 - (c) Domestic and foreign drafts.
 - (d) Interbank funds transfers.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Endorsements on checks, drafts and bills of lading.

From time to time, the Bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary may designate any person listed in the document entitled "Selected Authorized Signatures for International Banking Activities" with additional authority to sign, for

example, but not limited to, letters of credit or bankers acceptances.

- 8. RESOLVED FURTHER, that the Officer in Charge of any department or division of the Bank may designate, in writing, the authority of specific lenders, account representatives and branch managers to sign in the name of the Bank any commitment letters, loan facility letters and related instruments designated in writing by such Officer in Charge, which authority shall not exceed the lesser of the authorities established for such designees by this Board of Directors or the Credit Policy Committee.
- 9. RESOLVED FURTHER, that notwithstanding the authorizations set forth in the foregoing resolutions, the Bank's management is authorized to further limit the authority of officers and others to sign in the name of the Bank any instruments designated by management.
- 10. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind the designation of specific employees to sign in the name of the Bank any instruments designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary.
- 11. RESOLVED FURTHER, that two signatures are not required by the Bank.
- 12. RESOLVED FURTHER, that two signatures are not required by the Bank in any case except that the signatures of two officers, one of whom shall be an officer specified in resolution numbered 1 above, are required on orders to buy, sell, exchange, transfer, deliver or otherwise dispose of securities held by the Bank for its own account or to withdraw these securities from any custodial or safekeeping account; provided however, the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind designations of specific officers and employees to sign these transactions in the name of the Bank.
- 13. RESOLVED FURTHER, that certification of resolutions adopted by the Board of Directors and certifications of incumbency of officers or designation shall be signed by the Secretary or any Assistant Secretary of the Bank. The Secretary or any Assistant Secretary also may execute certifications of records, confirmations, acknowledgments and affidavits.

- 14. RESOLVED FURTHER, that mechanical or facsimile signatures may be used on stock certificates, dividend checks, interest checks, salary and other payroll checks, pension checks and checks representing distributions to trust beneficiaries when any check is drawn by the Bank on itself or one of its depositories.
- 15. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, is authorized and instructed by appropriate means in his or her discretion to certify to correspondent banks and other persons dealing with the Bank the authority and signatures of all persons who are authorized to sign instruments in the name of the Bank according to the foregoing resolutions, and similarly to certify all revocations of any authority and to maintain in his or her office a complete record of these certifications. For purposes of this resolution, Cashier and Assistant Cashier shall have the same meaning as Treasurer and Assistant Treasurer.
- 16. RESOLVED FURTHER, that all prior resolutions inconsistent with the foregoing resolutions are rescinded.

CORPORATE AUTHORIZATION AND DESIGNATION OF AGENT

Lisa C. Harris, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and David W. Huiskens, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), certify as follows:

- Pursuant to the Bank's sale of certain mortgage loans and servicing rights to PHH Mortgage Corporation and in connection with that certain Loan and Servicing Rights Purchase and Sale Agreement dated as of February 7, 2008 (the "Purchase and Sale Agreement") between PHH Mortgage Corporation, a corporation existing under the laws of the state of New Jersey ("PHH") and the Bank, PHH is hereby designated as agent of the Bank with limited authority to (i) procure, prepare, complete, execute and record any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument and any endorsement of any note or similar instrument which is required a) for the proper servicing of the related Mortgage loan or otherwise necessary to cure any defect in the chain of title, b) to ensure that record title to the Mortgage loan vests in the proper party, and c) for any other transfer of record title which is required with respect to the Mortgage loan or the underlying security interest related to each Mortgage loan; (ii) cure any defects associated with any other document or instrument with respect to a Mortgage loan related to the servicing thereof pursuant to any agreement between the Bank and PHH; (iii) pursue, prosecute and defend foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies and suits, to the extent permitted in any agreement between the Bank and PHH; (jv) execute all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage properties acquired by the Bank either by foreclosure or by deed in lieu of foreclosure, with any such deed to be without recourse; (v) take such further actions as are deemed necessary or required to service, administer and endorse the terms of the Mortgage loans in accordance with any agreement between the Bank and PHH, including, without limitation, executing any subordination or partial release agreements; (vi) endorse checks, drafts and other evidences of payment made payable to the Bank, representing payments on accounts in the name of the Bank with all such amounts deposited in a custodial account or escrow account; (vii) initiate outgoing electronic transfers from a custodial DDA account established in the name of the Bank pursuant to any agreement between the Bank and PHH; (viii) communicating with Mortgage loan borrowers in the name of and/or on behalf of the Bank; (ix) preparing and issuing disclosures, notices and letters to Mortgage loan borrowers on behalf of and/or in the name of the Bank; and (x) executing such other instruments and other documents and performing such other acts in the name of and/or on behalf of the Bank, as necessary for PHH to perform its obligations under the Purchase and Sale Agreement. PHH shall have no power or authority to act on behalf of the Bank except for that explicitly given in this Corporate Authorization.
- 2. This designation and authority may be revoked at any time by the Bank through a signed writing delivered to PHH.

SEAL

David W. Huiskens, Senior Vice President

Dated: March 20, 2008 Detroit: Michigan

T:\CORPSEC\CERTS\Post-Merger\PHH - FINAL.DOC

This Instrument Prepared By and Return to:
EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401
EXECUTO: 504214-BF-0040

HEM-1-2A

SPECIAL WARRANTY DEED

THIS INDENTURE, made this day of November, 2012, between Hemingway Landings, LLC, a Delaware limited liability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and Michael West and Brooke West, husband and wife whose post office address is: 1414SE 12th Street #1-2A, Fort Lauderdale, FL, 33316, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Unit 1-2A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 48589, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street #1-2A, Fort Lauderdale, FL, 33316

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

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2013 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART 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 party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

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

Signed, Scaled and Delivered in the gresence of: MALLA LL LALON Print Name: ANGELU LIC CHYON NULSTALL Print Name: NICOLC Westall	Herningway Landings, LLC, a Delaware limited liability company BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager By: American Land Partners, Inc., A Delaware Corporation, its Manager
Authorized Signatory of American Land Partners, Inc., a Delaware Limited Liability Company, Manager of PFC 1 Hemingway Landings, LLC, a Delaware limited liability com-	By: Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signatory Authorized Signato
A LEE CANTILLIAN OF THE PARTY PUBLIC HITTINGS OF THE PUBLIC HITTINGS OF TH	NOTARY PUBLIC STATE OF MOLES A CVIVIC LT3

Instr# 116317707 , Page 1 of 3, Recorded 01/29/2020 at 04:00 PM

Broward County Commission Deed Doc Stamps: \$5320.00

Prepared by and return to: Gregory Damiani Vice President Closing Express, Inc. 902 NE 1 Street Box 9 Pompano Beach, FL 33060 954-747-5280

File Number: 2020302

for Recording Data]

Warranty Deed

This Warranty Deed made this 29^{11} day of January, 2020 between Edwin G. Webb, Jr. and Linda J. Webb, husband and wife whose post office address is PO Box 510692, Punta Gorda, FL 33951, grantor, and Michel Mansour and Elaine Mansour, husband and wife whose post office address is 1414 SE 12 Street, #2B, Fort Lauderdale, FL 33316, 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 granter in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, Florida to-wit:

Condominium Unit No. 1-2B, Building 1414, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, of the Public Records of Broward County, Florida, and all Amendments thereto, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 504214BF0050

Subject to taxes for 2020 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 grantoc 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, 2019.

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

Robert C'Lopoulo

Signed, sealed and delivered in our presence:

Witness Name: Michael Weismich

Edwin C. Works To Carolin (Sea)

Sunda J Webb (Seal)

State of Florida County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 26^h day of January, 2020 by Edwin G. Webb, Jr. and Linda J. Webb, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name:

My Commission Expires:



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414 SE 12 Street Fort Lauderdale, FL 33316

January 21, 2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Michel and Elaine Mansour, Dated January 8, 2020

Property address:

1414 SE 12th Street, Unit 2B

Fort Lauderdale, FL 33316

Parking spaces: 12/13

Boat slip: 6

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Clark Alvarado

Hemingway Landings Condominium Association, President

re Blirands, Rus

Instr# 118802327 , Page 1 of 3, Recorded 04/20/2023 at 08:56 AM

Broward County Commission Deed Doc Stamps: \$10500.00

Prepared by:
Taryn Wise
Attorney at Law
Levinson, Gritter & Wise, LLP
200 S. Andrews Ave. Suite 903
Fort Lauderdale, FL 33301
954-548-3351
File Number: 23-1027

Return to: Mark Allsworth, Esq. Doumar, Allsworth, Laystrom, Voigt, Wachs, Adair & Dishowitz, LLP 1177 SE 3rd Ave Ft. Lauderdale, FL 33316

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Warranty Deed

This Warranty Deed made this 17th day of April, 2023 between Michael J. Morse and Robyn Morse, husband and wife whose post office address is 3428 Riverside Drive, Saugatuck, MI 49453, grantor, and Nicholas Joseph Dilorio and Sharon Lynn Dilorio, husband and wife whose post office address is 1248 Bags Blvd, Sonoma, CA 95476, grantee:

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

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

Unit No. 1-2C, Building 1414 of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 5042 14 BF 0060

Subject to taxes for 2023 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, 2022**.

In Witness Whereof, grantor has hereunto set grantor's ha	nd and seal the day and year first above written.
Signed, scaled and delivered in our presence:	/
afril.	(Seal)
Withess Name: MARY TO CHOW	Michael J. Morse
Winess Name: Taryn Consc	
Wingless Name: MARY TO CHOW	(Seal)
whites hame. The for Catal	Robyn Morse
Witness Name: Taryin by Sc	
State of Florida County of Broward	
The foregoing instrument was acknowledged before me by many day of April, 2023 by Michael J. Morse and Robyn I driver's license as identification.	neans of [X] physical presence or [] online notarization, this Morse, who [] are personally known or [X] have produced a
[Notary Seal]	Notary Public — — — — — — — — —
TARYN WISE	Printed Name:
MY COMMISSION # HH 365412 EXPIRES: March 14, 2027	My Commission Expires:

OXYGEN ASSOCIATION SERVICES, INC. 361 East Hillsburn (Mvd. Deerfield Beach, FL 33/44)

Telephone: (561) 999-9701

Fax: (561) 999-9703

CERTIFICATE OF APPROVAL FOR PURCHASE APPLICANTS

This is to certify that: NICHOLAS JOSEPH DHORIO & SHARON LYNN DHORIO

Has been approved by LINDA DANOFF

as the purchaser of the following address:

1414 SE 12th STREET # 2C, FORT LAUDERDALE, FL 33316

Such approval has been given pursuant to the Declaration of Covenants & Restrictions, on the 30th of MARCH, 2023.

Signature of Authorized

LINDA DANOFF

Printed name of Authorized Agent

SECRETARY

Title

Instr# 115437361 , Page 1 of 3, Recorded 11/08/2018 at 02:37 PM

Broward County Commission Deed Doc Stamps: \$0.70

PREPARED BY:
JOSEPH M. BALOCCO, JR., ESQ.
JOSEPH M. BALOCCO, JR., P.A.
1323 SE THIRD AVENUE

FT. LAUDERDALE, FL 33316

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 26 day of 5c ptember, 2018, by Alan E. Siegel, a married man, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003, joined by his spouse Karen S. Satterlee, whose post office address is: 1414 SE 12TH Street, #1-3A, Fort Lauderdale, FL 33316, First Party, to Alan E. Siegel and Karen S. Satterlee, husband and wife, whose post office address is: 1414 SE 12TH Street, #1-3A, Fort Lauderdale, FL 33316, Second Party:

WITNESSETH: That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party, forever, all of the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit:

Condominium Unit 1-3A, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

TAX FOLIO NUMBER: 504214-BF-0070

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

This Quit-Claim Deed was prepared without the benefit of title examination, based solely on information supplied by the Parties and as a result no title related liability is assumed.

IN WITNESS WHEREOF, the said First Party has signed and sealed these presents the date and year first above written.

Signed, sealed and delivered in the presence of: 1st Witness Printed Name: Joseph M. Balacca To. 2nd Witness Printed Name: Vicky Summers 1st Witness Printed Name: Joseph M. Balacca To. 2nd Witness Printed Name: Joseph M. Balacca To. 2nd Witness Printed Name: Vicky Summers 2nd Witness Printed Name: Vicky Summers	Alan E. Siegel, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003 Karen S. Satterlee

STATE OF FLORIDA COUNTY OF BROWARD

SS.:

The foregoing instrument was acknowledged before me this 26 day of September, 2018, by Alan E. Siegel, individually and as Trustee of the Alan E. Siegel Revocable Living Trust Dated the 19th day of March, 2003, who 19th day of March, 2003, w

EVETTE ARGUINZONI
MY COMMISSION # GG 281771
EXPIRES: January 13, 2021
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires:

Instr# 115437361 , Page 3 of 3, End of Document

STATE OF FLORIDA	
COUNTY OF BROWARD)

SS.:

September	regoing . 2018	instrument L bv Karen S.	was Satte	acknowledg	ged is r	before personal	me lv kn	this	26e or who	day	of has
produced identification.	V	eld dri	2-3	licanse	r						for



Notary Public My Commission Expires: This Instrument Prepared By and Return to: EQUITY LAND TITLE, LLC
One Clearlake Center
250 S. Australian Ave #700
West Palm Beach, Florida 33401
Parcel DD SOY 214 BF.0080

HEM-1-3B

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 9th day of October 2012, between **Hemingway Landings**, **LLC**, a **Delaware limited liability company**, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE FIRST PART, and **Clark Alvarado**, a single man whose post office address is: 1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316, PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Unit 1-3B, Building 1414, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street #1-3B, Fort Lauderdale, FL, 33316

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

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART 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 party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

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



Signed, Sealed and Delivered in the Presence of:

1 ...

Print Name: S77

PrintName;

Hemingway Landings, LLC, a Delaware limited liability company

BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member

BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager

By: American Land Partners, Inc., A Delaware Corporation, its Manager

By: Authorized Signatory

State of FLORIDA

County of Counter)

The foregoing instrument was acknowledged before me this 1 day of Counter 2112, Steven J. Luc, as Authorized Signatory of American Land Partners, Inc., a Delaware Corporation. Manager of National Land Partners, Luc, a Delaware Limited Liability Company, Manager of PFC Projects, Luc, a Delaware limited liability company, Sole Member of Hemingway Landings, Luc, a Delaware limited liability company, on behalf of the company, who is personally known to me.

NOTARY PUBLIC STATE OF FLORIDA

HEETS9149 & EETS9149 &

SS:

This Instrument Prepared By and Return to: RQUITY LAND TITLE, LLC One Clearlake Center 250 S, Australian Ave #700 West Palm Beach, Ploxida 33401

HEM-1-3C

SPECIAL WARRANTY DEED

THIS INDENTURE, made this day of January 2012, between Hemingway Landings, LLC, a Delaware limited Hability company, 665 Simonds Road, Williamstown, MA, 01267, in the State of Florida, PARTY OF THE PIRST PART, and Shane Gober, an unmarried man whose post office address is: 511 SE 5th Avenue, Apt, #616, Fort Lauderdale, FL 33331 PARTY OF THE SECOND PART.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10,00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condensistum Parest No. 1-3C, Building 1414, HEMINGWAY LANDINGS, A CONDOMINUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 48899, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

Property Address: 1414 SE 12th Street, Unit 1-3C, Fort Lauderdale, FL, 33316

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

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Deciaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART 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 party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepta, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

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

Signed, Sealed and Delivered in the Presence of: Stephanic Vara Print Name: STEPTANIS VARA Print Name: Solice Jinkons	Hemingway Landings, LLC, a Delaware limited liability company BY: PFC Projects, LLC, a Delaware limited liability company, Solo Member BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager By: American Land Partners, Inc., A Delaware Corporation, its Manager
	By:
	Authorized Signatory
Delaware Limited Liability Company, Manager of PFC Pr	A day of AOLACIA, 2012, SPEVEN BULLA AND Delaware Corporation, Manager of National Land Partners LLC, a rejects, LLC, a Delaware limited liability company, Sole Member of pany, on behalf of the company, who is perpapatly known to me.
	Stephene Vara
	NOTARY PUBLIC STATE OF FLORIDA

This instrument prepared by and return to:
Robert E. Murdoch, Esq.
Johnson, Anselmo, Murdoch, Burke, Piper & Hochman, P.A.
2455 East Sumrise Boulevard, Suite 1000
Fort Lauderdale, Florida 33304

Property Identification Number: 5042-14-BF-0100

WARRANTY DEED

(Statutory Form - §689.02, Florida Statutes)

THIS INDENTURE, made this 28th day of March, 2014, between Ryan A. R. Sweeting, a married man ("Grantor") and James Leonard Magruder, a single man and Linda A. Danoff, a single woman, as Joint Tenants with Rights of Survivorship, whose post office address is 1424 SE 12th Street, #2-1A, Fort Lauderdale, Florida 33316, ("Grantee"),

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

Condominium Unit 2-1A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida

Said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; subject to zoning and/or other restrictions and prohibitions imposed by governmental authority; the declaration of condominium; covenants, restrictions, and public utility easements of record; and taxes for the year 2014 and all subsequent years.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property. Grantor's principal residence is: 19011 Ashurst Lane, Tarzana, CA 91356.

Page 1 of 2

*"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.

Print Name 1/2

Witnesses:

12/

Print Name: Brian

Ryan A. R. Sweeting

Address: 19011 Ashurst Lane

Tarzana, CA 91356.

STATE OF COUNTY OF 65 Ander

The foregoing instrument was acknowledged before me this 29 day of week, 2014, by Ryan A. R. Sweeting, who is personally known to me or has produced as identification as identification 872570

My Commission Expires: My Commission Number Is: Oct 26/2016

Notary Public, State of Course Bunk

CARINA PERRY
COMM. 1995593
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Oct. 26, 2016

Page 2 of 2

1

This instrument prepared by and RETURN TO: CHARLES A. GOFF, ESQUIRE CASORIA & GOFF P.A. 1040 Bayview Drive, Suite 422 Fort Lauderdale, FL 33304

TAX FOLIO NUMBER: 5042 14 BF 0110

1000

WARRANTY DEED

THIS INDENTURE is made this 17th day of December, 2015, between ANNETTE G. ERMER, a single woman, hereinafter referred to as the Grantor, whose address is 1424 SE 12 Street, Apt. 18, Fort Lauderdale, FL 33316, and ANNETTE ERMER, Trustee of the ANNETTE ERMER REVOCABLE LIVING TRUST, dated December 14, 1999, under Florida Statutes §689.071 with the full power and authority to protect, conserve, to sell or to lease or to encumber or otherwise manage and dispose of the real property described herein, hereinafter referred to as the Grantee, whose address is 1424 SE 12 Street, Apt. 18, Fort Lauderdale, FL 33316.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the Grantee's heirs and assigns forever, the following-described real property, situate, lying and being in Broward County, Florida:

Condominium Parcel 2-1B, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

and 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 her hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED

Print Name:

Charles A. Goff

LINDA J. MARTIN

Print Name:

ANNETTE G. ERMER

Address: 1424 SE 12 Street, #1B

Ft. Lauderdale, FL 33316

STATE OF FLORIDA COUNTY OF BROWARD

J SS.

ON THIS DAY, personally appeared before me, ANNETTE G. ERMER, to me well known and known to me to be the person described in, or who have produced as identification and who executed the foregoing instrument and who acknowledged to and before me that the same was executed freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal on this 17th day of December, 2015.

My Commission expires:

SUSAN EL SHEIKH

MY COMMISSION # EE 224302

EXPIRES: December 13, 2016

Bender Townstay Public Underwriters

NOTARY PUBLIC

Instr# 114942474 , Page 1 of 3, Recorded 03/12/2018 at 02:45 PM

Broward County Commission Deed Doc Stamps: \$6650.00

Prepared By: **Alexandre O. Piquet, P.A.** Piquet Law Firm, P.A. 1000 Brickell Ave., Suite 201 Miami, FL 33131

Return to: Coretitle, LLC 500 Broward Blvd Suite 1820 Fort Lauderdale, FL 33394

Property Appraisers Parcel Identification (Folio) Numbers: 5042-14-BF-0120

 SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the ________ day of February 2018 by BONNIEGLADES HLC1424, LLC, a Florida limited liability company, whose address is 1000 Brickell Ave., Suite 201, Miami, FL 33131, herein called the Grantor, to Frank Buquicchio and Jennifer Buquicchio, as husband and wife, whose post address is 1424 SE 12th St Unit 2A, Fort Lauderdale, FL 33316, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward, State of Florida, to wit.:

Property Legal Description: Condominium Unit No. 2-2A, Building 1424, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 46599, Page(s) 19, and any amendments thereto, if any, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements, if any, ("Property").

Property Address: 1424 Southeast 12th Street, Unit 2A, Fort Lauderdale, FL 33316.

Parcel # 5042-14-BF-0120.

Subject to easements restrictions and reservations of record and taxes for the year 2018 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, 2017.

(Signature on the next page)

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

WITNESSES:

Witness #1 Signature

FRANCINE VITALIANO

Witness #1 Print Name

Witness #2 Signature

Witness #2 Print Name

GRANTOR: BONNIEGLADES HLC1424,

LLC,

a Florida Limited Liability Company,

by its Manager

Name: Sergio Luiz Butuem

Title: Manager

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 22 day of February 2018, SERGIO LUIZ BUTUEM, as Manager of BONNIEGLADES HLC1424, LLC, a Florida limited liability company, [] who is personally known to me or [] has produced as identification.

SEAL

Floreine Haric

Notary Signature

FRANCINE VITALIANO

Printed Notary name

My Commission Expires:



HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, Inc.

1414 SE 12 Street Fort Lauderdale, FL 33316

February 5, 2018

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicants: Frank and Jennifer Buquicchio

Property address:

1424 SE 12th Street, Unit 2A

Fort Lauderdale, FL 33316

Parking spaces: 27/28

Boat slip: 12

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Edwin G. Webb Jr.

Hemingway Landings Condominium Association, President

Instr# 117430820 , Page 1 of 2, Recorded 07/19/2021 at 08:44 AM

Broward County Commission Deed Doc Stamps: \$2614.50

PREPARED BY AND RETURN TO: Gregory B. Taylor, Esq. Gregory B. Taylor, P.A. 2192 Wilton Drive Wilton Manors, Florida 33305 Parcel ID No. 504214-BF-0130 File No. 2021-915GT

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this _____ day of JULY, 2021 by CHRISTOPHER WAYNE COLLINS, a single man, and MARY FRANCES STELNICKI, a single woman, whose post office address is 1424 SE 12TH ST, FORT LAUDERDALE, FL 33316, Grantor, to CHRISTOPHER WAYNE COLLINS, a single man, whose post office address is 1424 SE 12th ST, Fort Lauderdale, FL 33316, Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$10.00 (ten and 00/100 dollars) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Broward** to wit:

Unit No. 2-2B Building 1424 of Hemingway Landings, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

Page 2 Ouit Claim Deed

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

Signed, sealed and delivered in presence of: WITNESSES AS TO BOTH:

- WWW.

int Name: Shawn Isenhour

Print Name: Erica Lachman

CHRISTOPHER WAYNE COLLINS

MARY FRANCES STELNICKI

State of Florida County of Broward

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [_] online notarization, this _______ day of JULY, 2021 by CHRISTOPHER WAYNE COLLINS AND MARY FRANCES STELNICKI who [_] is personally known or [_] has produced a valid driver's license or _______ as

identification.

[Seal]

Shawn Thomas Isenhour
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG145238
Expires 10/9/2021

Notary Public

Print Name: Onawn
My Commission Expires:

10.9.2

INSTR # 113879938 Page 1 of 12, Recorded 08/18/2016 at 12:53 PM Broward County Commission, Doc. D \$5495.00 Deputy Clerk ERECORD



Prepared by: Denyce Frey Sunbelt Title Agency Return to: 1715 N. Westshore Blvd., Suite 190

Tampa, FL 33607 File Number: 7938150282

[Space Above This Line For Recording Data]

Special Warranty Deed

Made this 3rd day of August, 2016, 2016, by COMERICA BANK, a Corporation existing under the laws of the State of Texas whose post office address is: 1 Mortgage Way, Mount Laurel, NJ 08054, hereinafter called Grantor, and to: PAUL J. LANDINO, TRUSTEE OF PJL REVOCABLE TRUST DATED FEBRUARY 1, 2008, whose post office address is: 1424 SOUTHEAST 12TH STREET #3A FORT LAUDERDALE, FL 33316, hereinafter called the Grantee.

Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, grants and conveys to Grantee that property located in the County of Broward, State of Florida, described more particularly as follows:

Condominium Parcel No. 2-3A, Building 1424, HEMINGWAY LANDINGS, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 46599, Page 19, as amended from time to time, of the Public Records of Broward County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Parcel Identification Number: 5042 14 BF 0140

AKA: 1424 SouthEast 12th Street Unit 3A Fort Lauderdale, FL 33316

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

Grantor covenants as follows:

- 1. That the premises are free from all encumbrances made by Grantor; and
- That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

AKA: 1424 SouthEast 12th Street Unit 3A Fort Lauderdale, FL 33316

In Witness Whereof, the said Grantor has coused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attacked by its scoretary, the day and year above written.

COMERICA BANK by PHH Mortgage Corporation, its duly authorized age

Title:

Joseph DeStasio ice President

Witness: (Signature

Printed Name:

Malling Address: I Mongage Way, Mount Laurel, NJ 08054

State of New Jersey County of Burlington

1 Horeby Achresophe DeStasion 22 day of 5 2010, before me personally appeared (Print Name), Vice President of PHH Mortgage Corporation, Inc. a New Jersey Corporation, it's duly authorized agent for COMERICA BANK, to me personally known and who signed the foregoing instrument as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Corporation, and that the said instrument is the act and doed of said Corporation

Witness my jignature and official seal on the State of

20 in the County of Burington and

NOTARY PUBLIC (signature)

Print Name:

My Commission Expires:

Stamp/Scal:

Linda Huller 2300415 Notary Public of New Jersey My Commission Expires May 19, 2018

Linda Huller 2300415 Notary Public of New Jersey My Commission Expires May 19, 2018

Exhibit "A"

CORPORATE AUTHORIZATION AND DESIGNATION OF AGENT

Lisa C. Harris, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and David W. Huiskens, a Senior Vice President of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), certify as follows:

- Pursuant to the Bank's sale of certain mortgage loans and servicing rights to PHH Mortgage Corporation and in connection with that certain Loan and Servicing Rights Purchase and Sale Agreement dated as of February 7, 2008 (the "Purchase and Sale Agreement") between PHH Mortgage Corporation, a corporation existing under the laws of the state of New Jersey ("PHH") and the Bank, PHH is hereby designated as agent of the Bank with limited authority to (i) procure, prepare, complete, execute and record any mortgage, deed of trust or similar security instrument ("Mortgage") and any assignment of Mortgage or reconveyance or release instrument and any endorsement of any note or similar instrument which is required a) for the proper servicing of the related Mortgage loan or otherwise necessary to cure any defect in the chain of title, b) to ensure that record title to the Mortgage loan vests in the proper party, and c) for any other transfer of record title which is required with respect to the Mortgage loan or the underlying security interest related to each Mortgage loan; (ii) cure any defects associated with any other document or instrument with respect to a Mortgage loan related to the servicing thereof pursuant to any agreement between the Bank and PHH; (iii) pursue, prosecute and defend foreclosures (or other comparable conversions to ownership), ejectments, evictions, bankruptcies and suits, to the extent permitted in any agreement between the Bank and PHH; (iv) execute all deeds, tax declarations, certificates and any other documents or instruments necessary, appropriate or required to list, sell, transfer and assign Mortgage properties acquired by the Bank either by foreclosure or by deed in lieu of foreclosure, with any such deed to be without recourse; (v) take such further actions as are deemed necessary or required to service, administer and endorse the terms of the Mortgage loans in accordance with any agreement between the Bank and PHH, including, without limitation, executing any subordination or partial release agreements; (vi) endorse checks, drafts and other evidences of payment made payable to the Bank, representing payments on accounts in the name of the Bank with all such amounts deposited in a custodial account or escrow account; (vii) initiate outgoing electronic transfers from a custodial DDA account established in the name of the Bank pursuant to any agreement between the Bank and PHH; (viii) communicating with Mortgage Ioan borrowers in the name of and/or on behalf of the Bank; (ix) preparing and issuing disclosures, notices and letters to Mortgage loan borrowers on behalf of and/or in the name of the Bank; and (x) executing such other instruments and other documents and performing such other acts in the name of and/or on behalf of the Bank, as necessary for PHH to perform its obligations under the Purchase and Sale Agreement. PHH shall have no power or authority to act on behalf of the Bank except for that explicitly given in this Corporate Authorization.
- This designation and authority may be revoked at any time by the Bank through a signed writing delivered to PHH.

SEAL

isa C. Harris, Senior Vice Presiden

David W. Hurskens, Senior Vice President

Dated: March 20, 2008 Detroit: Michigan

T:\CORPSEC\CERT\$\Post-Merger\PHH - FINAL.DOC

Exhibit "B"

CORPORATE AUTHORIZATION COMERICA BANK CORPORATE AUTHORIZATION AND INCUMBENCY CERTIFICATE

Julius L. Loeser certifies as follows:

- 1. He is an Assistant Secretary of Comerica Bank, a Texas banking association, successor in interest by merger to Comerica Bank, a Michigan banking corporation (the "Bank"), and in this capacity maintains the corporate books and records.
- 2. As set forth in the resolutions attached hereto as Exhibit A, which resolutions are now in full force and effect and have not been modified, superseded or rescinded, all resolutions of Comerica Bank, a Michigan banking corporation (the "Michigan Bank"), that were valid and effective immediately prior to the merger of the Michigan Bank into the Bank and that have not been superseded or rescinded are also the resolutions of the Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Bank.
- 3. Attached hereto as Exhibit B is a true copy of resolutions designating the signing authority of the Bank's officers and others, which resolutions were duly adopted by the Board of Directors of the Michigan Bank on May 13, 2004 and which are now in full force and effect with respect to the Bank. They have not been modified, superseded or rescinded.
- 4. Lisa C. Harris, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.
- 5. David W. Huiskens, a Senior Vice President of the Bank, is a duly elected, acting and qualified officer of the Bank, authorized to sign instruments on behalf of the Bank as stated in the resolutions attached hereto as Exhibit B.

6. The specimen signatures appearing below are genuine.

Lisa C. Harris

David W. Huiskens

SEAL

Milius L. Loeser Assistant Secretary

Dated: March 20, 2008

Detroit, Michigan

Exhibit A

COMERICA BANK ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS NOVEMBER 7, 2007

RESOLUTION: CONTI

CONTINUING AUTHORIZATIONS OF COMERICA BANK, A MICHIGAN BANKING CORPORATION

WHEREAS, Comerica Bank, a Michigan banking corporation (the "Michigan Bank") merged with and into Comerica Bank, a Texas banking association, which was the survivor (the "Texas Bank") effective October 31, 2007 (the "Merger"); and

WHEREAS, pursuant to the associated Agreement and Plan of Merger, all corporate acts, plans, policies, approvals and authorizations of the Michigan Bank, its stockholders, board of directors, committees elected or appointed by the board of directors, officers and agents, which were valid and effective immediately prior to the Merger are taken for all purposes as the acts, plans, policies, approvals, obligations and authorizations of the Texas Bank and shall be effective and binding thereon as the same were with respect to the Michigan Bank (collectively, the "Continuing Authorizations"); and

WHEREAS, the Texas Bank wishes to clarify that the Continuing Authorizations include, without limitation, all applicable resolutions of the Michigan Bank.

RESOLVED, that all resolutions of the Michigan Bank that were valid and effective immediately prior to the Merger and that have not been superseded (by an equivalent resolution of the Board of Directors or Shareholder of the Texas Bank or otherwise) or rescinded are hereby confirmed and ratified as the resolutions of the Texas Bank, with the same force and effect as if they had been adopted by the Board of Directors, a Board committee or the Shareholder, as the case may be, of the Texas Bank; and

RESOLVED FURTHER, that the Secretary or any Assistant Secretary of the Texas Bank is hereby authorized to amend these resolutions and/or any exhibits hereto to correct them for any scrivener's or other errors, to provide clarification thereof or to ensure technical compliance with applicable law, order or regulation, and such resolutions and/or exhibits are hereby deemed adopted in haec verba with the same force and effect as if set forth herein at length and that copies thereof be filed with the records of the Texas Bank.

P:\CORPSEC\1-BANKS\15 CB.TX (2007)\Resolutions\November\Authorizations of Michigan Bank.doc

Exhibit B

COMERICA BANK ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS MAY 13, 2004

RESOLUTION:

DESIGNATING SIGNING AUTHORITIES OF OFFICERS AND AGENTS

WHEREAS, Article VII, Paragraph A of the Bylaws of Comerica Bank (the "Bank") provides that the Board of Directors may designate by name or office the person or persons who shall have authority to execute in the name of the Bank any instrument or class of instruments; and

WHEREAS, for the information of persons dealing with the Bank, the Board of Directors desires to designate the authority of the Bank's officers and agents to sign instruments in the name of the Bank.

- 1. RESOLVED, that except as otherwise required by this Resolution, any instrument of any character may be signed in the name of the Bank by any person holding the office of Chairman, Vice Chairman, Chief Executive Officer, President, Executive Vice President, Senior Vice President, First Vice President, Vice President, Cashier or Assistant Cashier, or Secretary or Assistant Secretary.
- 2. RESOLVED FURTHER, that the following classes of instruments may be signed in the name of the Bank by any officer of the Bank:
 - (a) Checks, drafts and orders for the payment of money drawn by the Bank on itself or against funds deposited to the credit of the Bank in any depository.
 - (b) Drafts and advises of drafts drawn by the Bank on foreign banks.
 - (c) Acceptances of drafts drawn on the Bank.
 - (d) Letters of credit.
 - (e) Certification of checks, drafts and orders for the payment of money.
 - (f) Endorsements on checks, drafts, notes, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies and certificates and similar documents transmitted for sale, discount or collection.

- (g) Time deposits.
- (h) Receipts for money, securities and other property.
- (i) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
- (j) Certification of United States Savings Bonds, United States Tax Notes and United Stated Armed Forces Leave Bonds.
- (k) Deeds, land contracts, leases, bills of sale, conditional sale contracts, financing statements, assignments and discharges of mortgages, disclaimers and releases, whether these instruments relate to property held by the Bank for its own account or in a fiduciary, agency or any other capacity.
- (I) Pleadings, petitions, accounts, proofs of claim, verifications, stipulations, satisfactions, powers of attorney, fiduciary bonds and any other papers necessary or proper to be made or filed in any proceeding before a judicial or administrative tribunal or the Treasury Department.
- (m) Contracts for property and services to be acquired by the Bank and services to be rendered to the Bank.
- RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any Trust Department Officer or any Private Banking Division Officer responsible for fiduciary activities:
 - (a) Trust agreements, trust indentures, acceptances of trusts, escrow agreements and other agreements under which the Bank acts or is to act in a fiduciary or agency capacity, including revisions and revocations of these agreements.
 - (b) Assignments and powers of attorney to transfer securities held by the Bank in a fiduciary or agency capacity, orders to buy and sell these securities and orders to withdraw these securities from custodial or safekeeping accounts.
 - (c) Certificates of authentication for securities issued pursuant to indentures and agreements under which the Bank is trustee; certificates for securities deposited, interim certificates and all other certificates issued or signed by the Bank as depository, transfer agent, registrar or agent; and cremation certificates

- covering securities destroyed by the Bank.
- (d) Instruments in connection with the qualification or resignation of the Bank as a fiduciary or renunciation of fiduciary nomination.
- 4. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Branch Manager, Assistant Manager II, Assistant Manager I, Branch Management Trainee, Customer Service Administrator, Retail Service Representative or Comeriment Banking Specialist II:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification of United States Savings Bonds, United States Tax Notes and United States Armed Forces Leave Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Time deposits.
- RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the office of Senior Customer Service Representative:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Senior Customer Service Representative to include the signing of any instrument which may be signed in the name of the Bank by a Retail Service Representative.

- 6. RESOLVED FURTHER, that instruments of the following classes may be signed in the name of the Bank by any person holding the position of Customer Service Representative II, Customer Service Representative I or Comeriment Banking Specialist I; and that the transaction authority limits for these instruments will be established from time to time by branch administration:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of drafts and wire transfers.
 - (c) Interbank funds transfers.
 - (d) Certification and encashment of United States Savings Bonds.

The Cashier or Assistant Cashier or Secretary or Assistant Secretary, however, from time to time may extend the authority of any Customer Service Representative II, or Customer Service Representative I or Comerimant Banking Specialist I to include the signing of any instrument which may be signed in the name of the Bank by a Senior Customer Service Representative III or Retail Service Representative.

- 7. RESOLVED FURTHER, that all persons listed in the document entitled "Selected Authorized Signatures for International Banking Activities" (as this list may be amended and so designated from time to time by the bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary) may sign:
 - (a) Checks drawn by the Bank on itself.
 - (b) Certification of checks, drafts and other orders for the payment of money.
 - (c) Domestic and foreign drafts.
 - (d) Interbank funds transfers.
 - (e) Guarantees of signatures on transfers of securities and powers of attorney to transfer securities.
 - (f) Endorsements on checks, drafts and bills of lading.

From time to time, the Bank's Cashier or Assistant Cashier or Secretary or Assistant Secretary may designate any person listed in the document entitled "Selected Authorized Signatures for International Banking Activities" with additional authority to sign, for

example, but not limited to, letters of credit or bankers acceptances.

- 8. RESOLVED FURTHER, that the Officer in Charge of any department or division of the Bank may designate, in writing, the authority of specific lenders, account representatives and branch managers to sign in the name of the Bank any commitment letters, loan facility letters and related instruments designated in writing by such Officer in Charge, which authority shall not exceed the lesser of the authorities established for such designees by this Board of Directors or the Credit Policy Committee.
- 9. RESOLVED FURTHER, that notwithstanding the authorizations set forth in the foregoing resolutions, the Bank's management is authorized to further limit the authority of officers and others to sign in the name of the Bank any instruments designated by management.
- 10. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind the designation of specific employees to sign in the name of the Bank any instruments designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary.
- 11. RESOLVED FURTHER, that two signatures are not required by the Bank.
- 12. RESOLVED FURTHER, that two signatures are not required by the Bank in any case except that the signatures of two officers, one of whom shall be an officer specified in resolution numbered 1 above, are required on orders to buy, sell, exchange, transfer, deliver or otherwise dispose of securities held by the Bank for its own account or to withdraw these securities from any custodial or safekeeping account; provided however, the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, from time to time may designate and rescind designations of specific officers and employees to sign these transactions in the name of the Bank.
- 13. RESOLVED FURTHER, that certification of resolutions adopted by the Board of Directors and certifications of incumbency of officers or designation shall be signed by the Secretary or any Assistant Secretary of the Bank. The Secretary or any Assistant Secretary also may execute certifications of records, confirmations, acknowledgments and affidavits.

- 14. RESOLVED FURTHER, that mechanical or facsimile signatures may be used on stock certificates, dividend checks, interest checks, salary and other payroll checks, pension checks and checks representing distributions to trust beneficiaries when any check is drawn by the Bank on itself or one of its depositories.
- 15. RESOLVED FURTHER, that the Cashier or Assistant Cashier or Secretary or Assistant Secretary, or any other officer designated by the Cashier or Assistant Cashier or Secretary or Assistant Secretary, is authorized and instructed by appropriate means in his or her discretion to certify to correspondent banks and other persons dealing with the Bank the authority and signatures of all persons who are authorized to sign instruments in the name of the Bank according to the foregoing resolutions, and similarly to certify all revocations of any authority and to maintain in his or her office a complete record of these certifications. For purposes of this resolution, Cashier and Assistant Cashier shall have the same meaning as Treasurer and Assistant Treasurer.
- 16. RESOLVED FURTHER, that all prior resolutions inconsistent with the foregoing resolutions are rescinded.

Exhibit "C"

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414 SE 12 Street Fort Lauderdale, FL 33316

July 26, 2016

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Paul Landino

Property address:

1424 SE 12th Street, Unit 3A

Fort Lauderdale, FL 33316

Parking spaces: 31/32

Boat slip: 15

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Edwin G. Webb Jr.

Hemingway Landings Condominium Association, President

Instr# 115836374 , Page 1 of 2, Recorded 05/30/2019 at 12:47 PM

Broward County Commission Deed Doc Stamps: \$6300.00

Prepared By: Alexandre O. Piquet, P.A. Piquet Law Firm, P.A. 1000 Brickell Ave., Suite 201 Miami, FL 33131

Return to:

Cohen Pessoa Law Group, PLLC 14361 Commerce Way, Suite 307 Miami Lakes, FL 33016

Property Appraisers Parcel Identification (Folio) Number(s): 50-42-14-BF-0150.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made this day of May, 2019 by J. KELBEC LLC, a Florida limited liability company, whose address is 16876 Crown Bridge Dr., Delray Beach, FL 33446, herein called the Grantor, to DONNA GALLUZZO, as a married woman, whose post address is 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Broward County, State of Florida, to wit.:

Property Legal Description: Unit 2-3B, Building 1424, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida, ("Property").

Property Address: 1424 S.E. 12th Street, Unit 3B, Fort Lauderdale, FL 33316.

Parcel # 50-42-14-BF-0150.

Subject to (i) all easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided this instrument shall not re-impose same, (ii) real estate taxes for the year 2019 and all subsequent years, and (iii) existing applicable governmental building and zoning ordinances and other governmental regulations.

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, 2018.

(Signature on the next page)



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

WITNESSES:

Witness #2 Print/Name

GRANTOR: J. KELBEC LLC, a Florida limited liability company, by its Sole Managing Member

Name: Alexandre Von Janke Murad

Title: Sole Managing Member

STATE OF FLORIDA COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of May, 2019, by ALEXANDRE VON JANKE MURAD, as SOLE MANAGING MEMBER of J. KELBEC LLC, a Florida limited liability company, who is personally known to me or produced FL DR LIUMSO, as identification.

FRANCINE VITALIANO Notary Public - State of Florida SEA Commission # GG 099956 My Comm. Expires Jul 23, 2021 Bonded through National Notary Assn.

My Commission Expires:

stary Signature
FRANCINE VI+ACIANO

Printed Notary Name

Instr# 116500858 , Page 1 of 2, Recorded 05/13/2020 at 11:08 $\ensuremath{\mathrm{AM}}$

Broward County Commission Deed Doc Stamps: \$5565.00



Prepared by: Susan Littleton Sunbelt Title Agency

Return to: 1715 N. Westshore Blvd., Suite 190

Tampa, FL 33607

REV. 4-14-15

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ISpace Above This Lin	ne For Recording Data]
This Warr	anty Deed
Made this 27th day of April, 2020 by Geo hereinafter called the Grantor, to Adrian Walchli and Natalia 1500 SE 12 Street # 1A, Fort Lauderdale, FL 33316, hereina	a Walchli, Husband And Wife, whose post office address is:
(Whenever used herein the term "Grantor" and "Grantee" is representatives and assigns of individuals, and the successor	
Witnesseth, that the Grantor, for and in consideration of the s receipt whereof is hereby acknowledged, hereby grants, bar unto the Grantee, all that certain land situated in Broward Co	gains, sells, aliens, remises, releases, conveys and confirms
Condominium Parcel No. 3-1A, Building 1500, HEMING Declaration of Condominium thereof recorded in Officia Broward County, Florida, and all Amendments thereto, elements appurtenant thereto.	Records Book 46599, Page 19, of the Public Records of
Parcel Identification Number: 5042-14 BF 0160	
Said property is not the homestead of the Grantor(s) under the Grantor(s) nor any member of the household of Grantor(s) rogether with all the tenements, hereditaments and appurten To Have and to Hold, the same in fee simple forever.	eside thereon.
And the Grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and conv to said land and will defend the same against the lawful clarall encumbrances. Subject to covenants, restrictions, easemed years.	yey said land; that the Grantor hereby fully warrants the title ims of all persons whomsoever; and that said land is free of
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:	M M
Elix Mc auley	
Witness: (Signature)	George A. Bochetto 1A29 Walnut Street
Print Name: 5/18 W. Avley	14 FL Philadelofija, PA 19102
	Third plan, PA 19102
Witness: (Signature)	Christy Adays
Print Name: Michael Mullen	1429 Walnut Street 14 FL Philadelphia, PA 19102
State of the lands	
	means of [X] physical presence or [] online notarization, Bochetto and Christy Adams, who: [X] is personally known identification.
Print Name: Ha GE I GUE TELLO My Commission Fixeinas Al TH OF PENNSYL YANIA Stamp/Seal: NOTARIAL SEAL ANGELIQUE FELLS, Notary Public City of Philadelphia, Phila, County	
Uncident to the issumy Commission Explies July 26, 2020 WARRANTYDEED REV. 4-14-15	

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC.

1414, 1424 and 1500 SE 12 Street Fort Lauderdale, FL 33316

Date: 3-10-2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Natalia Elena Walchli & Adrian Ulrich Walchli

Property address: 1500 SE 12

1500 SE 12th Street, Unit 1A Fort Landerdale, FL 33316

Parking spaces: 38/39 Boat slip: 21

Boat stip: 21

Should you have any questions or require additional information, please contact me at your convenience

Sincerely,

Malissa France

Malissa Hoopes, LCAM

1

Instr# 116378896 , Page 1 of 3, Recorded 02/27/2020 at 03:29 PM

Broward County Commission Deed Doc Stamps: \$5810.00

Prepared by: Robert J. Nemrow, Esq. 901 E. Las Olas Blvd. Suite 101 Fort Lauderdale, Florida 33301

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Warranty Deed

This Warranty Deed made this 2 day of 100 , 2020 between Robert D. Piccoli, a married man, individually and as trustee of the Robert D. Piccoli Revocable Trust dated May 11, 2012, Grantor, and Bryan Scott Lilley, a single man Grantee, whose post office address is 1500 SE 12 Street, Unit 1B, Fort Lauderdale, Florida 33316.

(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, conveyed, transferred, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the **Broward County**, Florida, to-wit:

Condominium Parcel No. 3-1B, Building 1500, of Hemingway Landings, a Condominium, according to The Declaration of Condominium, recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Tax Identification Number: 504214-BF-0170.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 109 Piedmont Blvd., West Berlin, New Jersey 09091

Subject to 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, 2019.

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

Witness Signature Witness Signature Witness Signature	Robert D. Pîccoli, individually and as trustee of the Robert D. Piccoli Revocable Trust dated May 11, 2012
Printed Name	109 Piedmont Blue Address W Berlin N. V. 080
STATE OF 107 11 Q COUNTY OF EXAMPLE	
The foregoing instrument was acknowledged before notarization this day of day of trustee of the Robert D. Piccol Revocable Trust dat to me or produced	, 2020 by Robert D. Piccoli, individually and as

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, Inc.

1414 SE 12 Street Fort Lauderdale, FL 33316

Date: 2/14/2020

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Bryan Scott Lilley

Property address:

1500 SE 12th Street, Unit 1B

Fort Lauderdale, FL 33316

Parking spaces: 40/41

Boat slip: 20

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely,

Malissa Hoopes

Malissa Hoopes, LCAM
For the Board of Directors
Hemingway Landings Condominium Association

This Ingrument Prepared By and Return to: EQUITY LAND TITLE, LLC One Cleariaks Center 250 S. Australia Ave #700 West Palm Beach, Florida 31401

Hem-3-2A

SPECIAL WARRANTY DEED

WITNESSETH

That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars, to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said party of the second part, his heirs and assigns forever, the following described land, situate and being in the County of Broward, State of FL, to wit:

Condominium Linit 3-2A, Building 1500, HEAKINGWAY LANDINGS, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Record Book 46599, Page 19, as a mended from time to time, of the Public Records of Broward County, Florida. 3504214-85-91360

Property Address: 1500 \$E 12th Street #3-2A, Fort Lauderdale, FL, 33316

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

THIS CONVEYANCE IS SUBJECT TO: Zoning and/or restrictions imposed by governmental authority; Restrictions, easements and other matters according to the plat and/or common to the subdivision; Declaration of Condominium for Hemingway Landings, a Condominium Association, as referenced above, together with all amendments thereto; and taxes and assessments for the year 2012 and all subsequent years.

AND THE SAID PARTY OF THE FIRST PART 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 party of the first part. Party of the second part, by acceptance and recordation of this Deed, thereby accepts, approves, covenants and agrees to be bound by and to assume performance of all applicable provisions set forth in the above described Declaration of Condominium, and all exhibits, amendments and supplements thereto.

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



Signed, Sealed and Delivered Hemingway Landings, LLC, a Delaware limited liability company BY: PFC Projects, LLC, a Delaware limited liability company, Sole Member BY: NATIONAL LAND PARTNERS, LLC, a Delaware Limited Liability Company, Manager PrintName: NICOLL WISTAIL By: American Land Partners, Inc., A Delaware Corporation its Manager morized Signatory State of Missing (Must H) SS:

Country of Ben KI hirl

The foregoing instrument was acknowledged before me this 10 day of 1114 2012 TIXM to 0 a kt C as Authorized Signatory of American Land Partners, Inc., a Delaware Company, Manager of National Land Partners, LLC, a Delaware Limited Liability Company, Manager of PFC Projects, LLC, a Delaware limited liability company, Sole Member of Hemingway Landings, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me. Cour Marka fu la Horary Public STATE OF Marson Chuic HS CLA LEE CHILING CO O 120 CO O

Instr# 119595874 , Page 1 of 2, Recorded 05/24/2024 at 11:13 AM

Broward County Commission Deed Doc Stamps: \$0.70

Prepared by and return to: James D. Camp, III Camp & Camp, P.A. 111 SE 12th Street Fort Lauderdale, FL 33316 (954) 524-8111

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Warranty Deed

This Warranty Deed made this 14^{-4} day of May, 2024 between Peter R. Auerbach, a single man and Sharon B. Anthony, a single woman, whose post office address is 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316, grantor, and Peter R. Auerbach, a single man and Sharon B. Anthony, a single woman, as joint tenants with right of survivorship whose post office address is 1500 SE 12th St, #2B, Fort Lauderdale, FL 33316, grantee:

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

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

LEGAL: Unit No. 3-2B, Building 1500, of Hemingway Landings, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 46599, Page 19, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Parcel Identification Number: 504214BF0190

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 2024.

Warranty Deed Page Two

Parcel Identification Number: 504214BF0190

In Witness Whereof, grantor has hereunto set grant written.	tor's hand and seal the day and year first above
Signed, sealed and delivered in our presence:	
Uniter dent	
Witness #1	Peter R. Auerbach
Printed Name: Chastine Hunt 111 SE (2 th St	•
Address	
Witpress #2	
Printed Name:	10-
Address	
Quitinollend	Sharon B. Anthony
Witness Printed Name: Christing Hunt 111 SE 12 St Ft Landerdale FL 33316	4
Address	
Witness #2	
Printed Name: James D. Camp III 111 St 12 th St Ft Landerdole FL 33316	
Address	
State of Florida County of Broward	
The foregoing instrument was acknowledged before notarization, this	e me by means of physical presence or [] online r R. Auerbach and Sharon B. Anthony who [] are as identification.
	Mustine Dunt
[Seal] Christine Hunt Commission = 4H 82128 Commission Expires 01-19-2025 Bonded Through - Cynanolary	Notary Public Print Name: Christine Hunt
Florida - Notary Public	My Commission Expires: 1>19-95

Instr# 114404362, Page 1 of 3, Recorded 05/24/2017 at 04:16 PM

Broward County Commission Deed Doc Stamps: \$7350.00

This instrument prepared by and return to: Matthew S. Kramer, Esq. BRINKLEY MORGAN 100 Southeast 3rd Avenue, 23rd Floor Fort Lauderdale, FL 33394

WARRANTY DEED

This Warranty Deed, made this 19th day of May, 2017, between: RICHARD J. CASTAGNA, a single man, whose post office address is 303 East 57 Street, Apt. 9D, New York City, NY 10023, Grantor* and BRADLEY J. WAUGH, a single man, whose post office address is 1500 SE 12th Street, Unit 3A, Fort Lauderdale, Florida 33316, Grantee*.

WITNESSETH, that the GRANTOR, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations paid to GRANTOR, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, and GRANTEE'S heirs, successors and assigns, as the case may be, forever, the following described land, situate, lying and being in Broward County, Florida:

Unit 3-3A, Building 1500, of Hemingway Landings Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 46599, Page(s) 19, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Broward County, Florida.

Parcel Number: 5042-14-BF-0200

SUBJECT TO: Taxes for the current calendar year and subsequent years, zoning and/or restrictions and prohibitions imposed by governmental authority, restrictions and other matters appearing on the declaration of condominium and/or plat and/or common to the subdivision; utility easements of record.

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 the Grantee that the Grantor is lawfully seized of the land in fee simple; that the Grantor has good right and lawful authority to sell and convey the land; that the Grantor hereby fully warrants the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

*"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:

Ellen DIAMON

Printed Name of Witness No. 1

Printed Name of Witness No. 2

STATE OF NEW YORK COUNTY OF KICHMOND

The foregoing instrument was sworn to and acknowledged before me this 19 day of May, 2017 by RICHARD J. CASTAGNA who is personally known to me or who produced CT Driver's License as identification.

NOTARY PUBLIC

AHMED TALAL SYED

Notary Public – State of New York

NO. 015Y6354495

Qualified in Richmond County
My Commission Expires Feb 13, 2021

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, Inc.

1414 SE 12 Street Fort Lauderdale, FL 33316

April 11, 2017

CONDOMINIUM APPROVAL FOR RESIDENCY

This confirms that the applicant below has met all requirements set forth by the Board of Directors of Hemingway Landings Condominium Association for purchase of the property listed below:

Residency applicant: Bradley Waugh

and Will

Property address: 1500 SE 12th Street, Unit 3A

Fort Lauderdale, FL 33316

Parking spaces: 33/34

Boat slip: 10

Should you have any questions or require additional information, please contact me at your convenience.

Sincerely.

Edwin G. Webb Jr.

Hemingway Landings Condominium Association, President

Instr# 119512098 , Page 1 of 3, Recorded 04/15/2024 at 04:35 PM

Broward County Commission Deed Doc Stamps: \$12075.00

> Prepared by and return to: John M. Cappeller, Jr. Florida Title & Closing Company 4800 N. Federal Hwy, Suite D-306 Boca Raton, FL 33431 (561) 392-3636 File Number: FT24-022

Parcel Identification No. 504214-BF-0210

[Space Above This Line For Recording Data]

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

This Indenture made this _____ day of April, 2024 between Glenn J. Waldman and Sheryl B. Waldman, husband and wife whose post office address is 20085 Cabot Cliffs Court, Boca Raton, FL 33434 of the County of Palm Beach, State of Florida, grantor*, and Tracey Bartholomew, a single woman whose post office address is 1500 S.E. 12th Street, #3B, Fort Lauderdale, FL 33316 of the County of Broward, State of Florida, grantce*,

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

Condominium Parcel 3-3B, Building 1500, of HEMINGWAY LANDINGS, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 46599, page 19, of the Public Records of Broward County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record, not to be reimposed hereby; and taxes for the year 2024 and thereafter.

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 has	nd and seal the day and year first above written.
Witness Printed Name: Deborah L. Bauer P.O. Address: 4800 N. Federal Highway, Suite D-306 Boca Raton, Florida 33431 Witness Printed Name: Stephanie Brodylo P.O. Address: 4800 N. Federal Highway, Suite D-306 Boca Raton, Florida 33431	Glenn J. Waldman Sheryl B. Waldman
State of Florida County of	
[Seal]	Ans of [Vphysical presence or _] online notarization, this as identification. Notary Public Deborah L. Bauer My Commission Expires:

Instr# 119512098 , Page 3 of 3, End of Document

OXYGEN ASSOCIATION SERVICES, INC. 361 East Hillsboro Blvd. Deerfield Beach FL 33441

Telephone: (561) 999-9701

Fax: (561) 999-9703

CERTIFICATE OF APPROVAL FOR PURCHASE APPLICANTS

This is to certify that: Tracey Bartholomew

Has been approved by Linda Danoff

as the purchaser of the following address:

1500 SE 12th Street Fort Lauderdale, FL 33316 APT 3B

Such approval has been given pursuant to the Declaration of Covenants & Restrictions, on the 21st day of February 2024.

Signature of Authorized Agent

Printed name of Authorized Agent

Chroaldright

Title
Flatmininghative AESHAVIT
ON BEHALF OF the Bookd
OF Directors

TAKESHIA JONES
Commission # HH 236261
Expires April 30, 2026

CAM #24-0917 Exhibit 1 Page 81 of 116

Hemingway Landings Condominium 1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

ASSIGNMENT OF RIGHTS

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:

Unit Owner's Name:

James Painton

James Painton

Date:

8/24/2024

The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

	Signed by:
Unit Owner's Signature: Unit Owner's Name:	Matthew Congdon
Unit Owner's Name:	matthew conguon
Date:	8/19/2024
II. '4 O de C'	
Unit Owner's Signature:	
Unit Owner's Name:	
Date:	

The undersigned is an Owner of Unit # 1C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: Wall Large Unit Owner's Name: Ma Perol MINE APPEL

Date: 8/17/2024

The undersigned is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature: Unit Owner's Name: Date:	Mike West Mike West Mike 8/19/2024
Unit Owner's Signature: Unit Owner's Name: Date:	

The undersigned is an Owner of Unit # 2B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature:	
Unit Owner's Name:	
Date:	
	DocuSigned by:
Unit Owner's Signature: Unit Owner's Name:	Elaine Mansour
Unit Owner's Name:	Tarne Mansour
Date:	8/19/2024

The undersigned is an Owner of Unit # 2C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

	Signed by:
II. '4 O de C'	Nicholas DiTorio
Unit Owner's Signature: Unit Owner's Name:	Nidholas ভা ৰ্ভাৰ
Date:	8/17/2024
	Signed by:
II '. O	Sharon DIZorio
Unit Owner's Signature: Unit Owner's Name:	Sharon23D12000 o
	8/17/2024
Date:	=/ == / = = =

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature:	
Unit Owner's Name:	
Date:	
	DocuSigned by:
Unit Owner's Signature: Unit Owner's Name:	30 00 Patt
Unit Owner's Name:	Karen 107D3E223419
Date:	8/19/2024

The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:
Unit Owner's Name:
Date:

Signed by:

Uark llvarado

1ark Arvarado

8/19/2024

The undersigned is an Owner of Unit # 3C in the Hemingway Landings Condominium, 1414 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature: Unit Owner's Name: Date:	Share 1030 per 63
Unit Owner's Signature:	
Unit Owner's Name:	
Date:	

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature:	ldanoff
Unit Owner's Name:	Linda Danoff08/19/24
Date:	
Unit Owner's Signature:	
Unit Owner's Name:	
Date:	

The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:

Unit Owner's Name: 8/17/2024

Date: 8/17/2024

The undersigned is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

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Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:

Unit Owner's Name:

Docusigned by:

Frank Buyuluio

Frank-Buyuluio

8/19/2024

Unit Owner's Signature:

Unit Owner's Name:

Date: 8/19/2024

The undersigned is an Owner of Unit # <u>2B</u> in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been cited by the City of Fort Lauderdale with an Inspection Report under complaint # CE24050314, concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Name: Chris Collins
Unit Owner's Signature: E2FC325F9BFE47B...
Date: 8/16/2024

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1424 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature:

Unit Owner's Name:

Date: 8/19/2024

Unit Owner's Signature:
Unit Owner's Name: Fra所述 (基本) 10224

The undersigned is an Owner of Unit # 1A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

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Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

Unit Owner's Signature: Unit Owner's Name: Date:	Adrian Waldli Adrian Walthi Adrian Walthi 8/20/2024
Unit Owner's Signature: Unit Owner's Name: Date:	Signed by: からしない Natæine Wenehli 8/17/2024

The undersigned is an Owner of Unit # 1B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Unit Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway's common elements and limited common elements, the undersigned hereby assigns its rights, title and interest in the Hemingway marina and boat slips to the Association, for the purposes of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver rather every Unit Owner making an application for Waiver.

Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

	Signed by:
Unit Owner's Signature: Unit Owner's Name:	Bryan Scott Lilley
Unit Owner's Name:	0/22/2024
Date:	8/23/2024
Unit Owner's Signature:	
Unit Owner's Name:	
Date:	

ASSIGNMENT OF RIGHTS FROM UNIT OWNER TO ASSOCIATION

DOUG MARTY, the undersigned, is an Owner of Unit # 2A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

HEMINGWAY LANDINGS CONDOMINIUM ASSOCIATION, INC. ("Association") is ready, willing and able to address the code violations concerning the Dolphin Piles, by making application to the City of Fort Lauderdale's Marine Advisory Board and requesting a Waiver to address the violation. The undersigned Owner has agreed, by way of an assessment, to be responsible for the expense of addressing the subject code violations concerning the location of the Dolphin Piles.

Having the rights granted to it by the condominium documents of the Association and chapter 718 of the Florida Statutes ("Condominium Act") with respect to Hemingway Landings Condominium's common elements and limited common elements, the undersigned Owner hereby assigns his rights, title and interest in the Hemingway marina and boat slips to the Association, for the sole purpose of an application for a Waiver from the City of Fort Lauderdale Marine Advisory Board, concerning the placement of Dolphin Piles in the waterway. This will allow for the Association to make one application for a Waiver, rather than every unit owner making an application for Waiver.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights.

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CAM #24-0917 Exhibit 1 Page 100 of 116

The undersigned is an Owner of Unit # 2B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

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Unit Owner's Signature: Unit Owner's Name:	RETOR ANEARACH
Date:	8/20/24
Unit Owner's Signature: Unit Owner's Name:	
Date:	

The undersigned is an Owner of Unit # 3A in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

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Unit Owner's Signature:

Unit Owner's Name:

Date: 8/21/2024

The undersigned is an Owner of Unit # 3B in the Hemingway Landings Condominium, 1500 SE 12th St. Fort Lauderdale Florida 33316 ("Hemingway"). Each of the unit owners of Hemingway have been noticed by the City of Fort Lauderdale with an Inspection Report indicating violations concerning the Hemingway Marina's Dolphin Piles and a floating dock extending beyond twenty-five (25) feet into the waterway.

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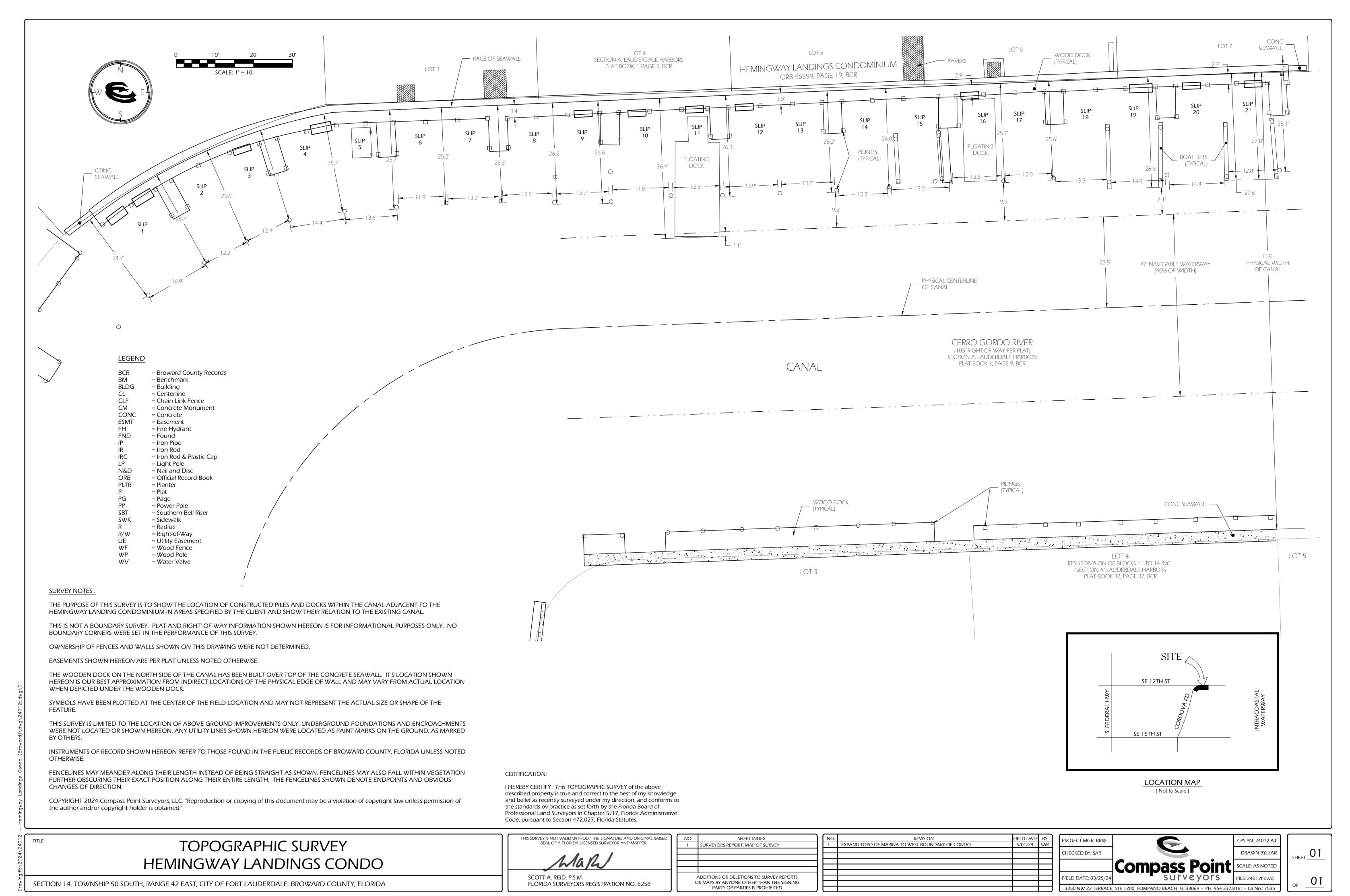
Furthermore, I understand that this assignment includes the authority for the Association to take any necessary actions, including but not limited to, submitting applications and requests, attending hearings, and hiring contractors if necessary to rectify any code violation related to the Dolphin Piles.

I acknowledge that I have been informed of the Association's intention to seek a waiver for the code violation relating to the Dolphin Piles and that I consent to this assignment of rights. I also understand that the Association will act on behalf of all unit owners in this matter as to the current Code Violations dealing with the location of the Dolphin Piles.

Unit Owner's Signature: Tracy Bartholomew
Unit Owner's Name: Trace 1/2024

Hemingway Landings Condominium 1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

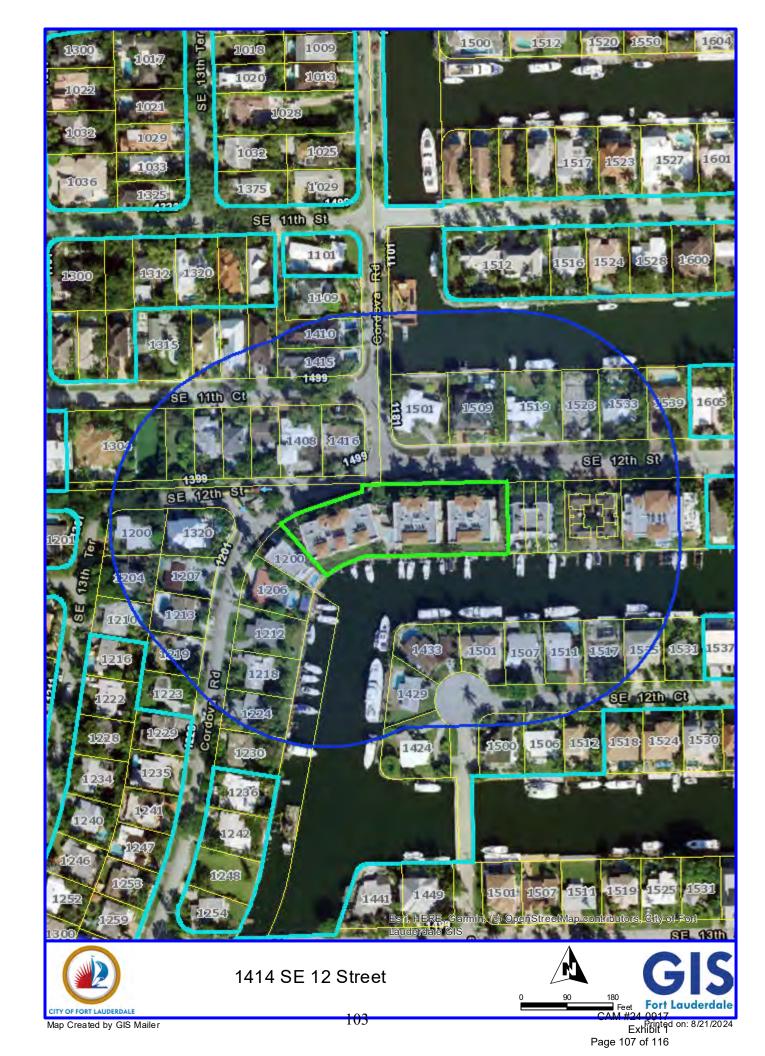
SURVEY OF CURRENT CONDITIONS

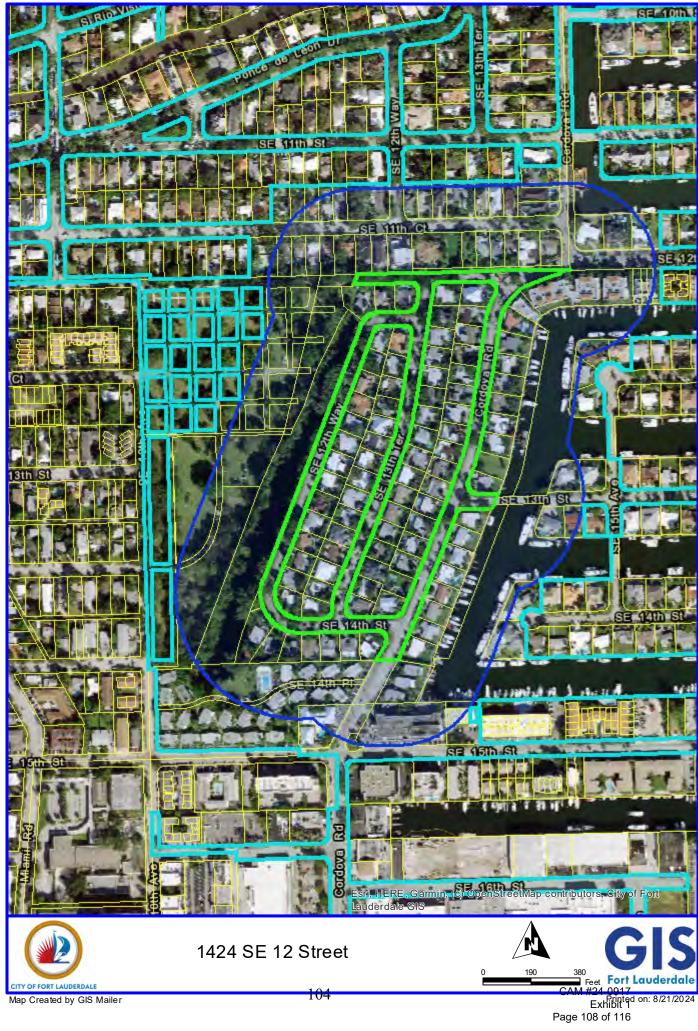


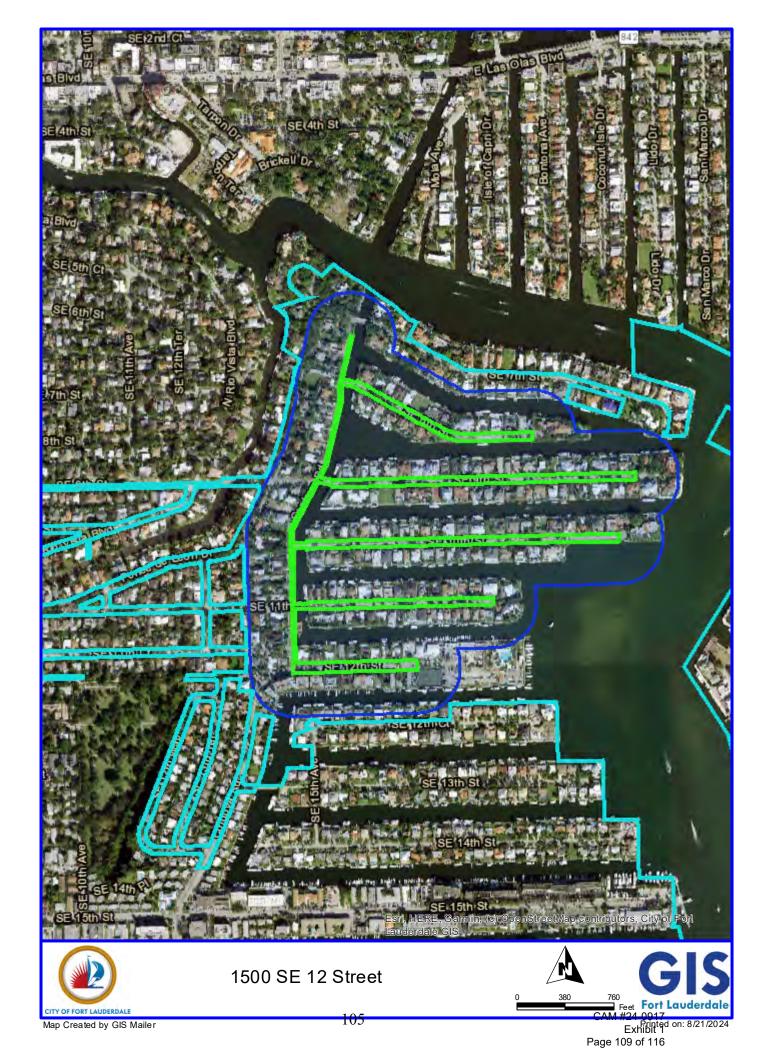
CAM #24-0917 Exhibit 1 Page 105 of 116

Hemingway Landings Condominium 1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

ZONING AERIAL







Hemingway Landings Condominium 1414, 1424, 1500. Southeast 12th Street, Fort Lauderdale, Florida 33316

SITE PHOTOGRAPHS









