CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax	Deed Ap	plication Infor	nation						
Applicant	FLORIDA TAX LIEN MANAGEMENT, LLC					Application date		Jan 16, 2025	
Owner name and address					Certificate #		2022 / 937		
	Aliania,	GA 30349-7988	•			Date	certificate issued	06/01/2022	
Property description	AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)					Dee	d application #	2025-0011	
Situs address	613 N 2 ² Fort Pier					Acc	ount number	2404-709-0033-000/2	
Part 2: Certi	ificates (Owned by Appl	icant and	d Filed wi	ith Tax Deed A	Appi	ication		
Colum Certificate I		Column Date of Certific			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)	
# 2022/937		05/20/20)22		223.94		88.08	312.02	
		·					→Part 2: Total*	312.02	
Part 3: Othe	r Certific	cates Redeeme	d by Apı	olicant (O	ther than Co	unty))	,	
Column 1 Certificate Number		Column 2 Date of Other Certificate Sale	Face A	ımn 3 mount of certificate	Column 4 Tax Collector's F	Fee	Column 5 interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/1047		05/21/2021		184.92		6.25	93.23	284.40	
	•			'		l l	Part 3: Total*	284.40	
Part 4: Tax	Collecto	or Certified Am	ounts (Li	nes 1-7)					
1. Cost of a	II certifica	tes in applicant's	possessio	n and othei			ed by applicant of Parts 2 + 3 above)	596.42	
2. Delinque	nt taxes p	aid by the applica	ınt ()					0.00	
3. Current t	axes paid	by the applicant	(2024)					185.03	
4. Property	informatio	on report fee						300.00	
5. Tax deed application fee							235.00		
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 3)							59.24		
7. Total Paid (Lines 1-6) 1,375							1,375.69		
		mation is true and at the property inf				/ infor	mation report fee, ar	d tax collector's fees	
Sign here: Cindy Crowe, CFCA, Tax Deed & Bankruptcy St. Lucie County, Florida					<u>ie</u> County, Florida				
Specialist Signature, Tax Collector or Designee Date certified 04/29/2025					ertified <u>04/29/2025</u>				

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 3

Par	t 5: Clerk of Court Certified Amounts (Lines 8-15)	
8.	Processing tax deed fee	225.13
9.	Certified or registered mail charge	114.68
10.	Advertising Charge (see s.197.542, F.S)	265.00
11.	Recording fee for certificate of notice	31.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 3)	117.14
14.	Total Paid (Lines 8-13)	752.95
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	0.00
17.	Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	2,128.64
18.	Redemption fee	6.25
19.	Total amount to redeem	2,134.89
	Date of sale08/18/2025	

Legal information for 2404-709-0033-000/2, 2021

Property description (continued from Page 1):

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-19, if applicable.

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax	Deed A	pplication Infor	mation						
Applicant	FLORIDA TAX LIEN MANAGEMENT, LLC				Application date		Jan 16, 2025		
Owner name and address						Certificate #		2022 / 937	
	Atlanta	, GA 30349-7988	3			Date	certificate issued	06/01/2022	
Property description	AUGUS	AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)				Deed	application #	2025-0011	
Situs address	613 N 2 Fort Pie	21ST ST erce				Acco	unt number	2404-709-0033-000/2	
Part 2: Cert	ificates	Owned by App	licant and	d Filed w	ith Tax Deed	Appli	cation		
Colum Certificate		Column Date of Certific		_	olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4	
# 2022/937		05/20/20)22		223.94		88.08	312.	
				•			èPart 2: Total*	312.	
Part 3: Othe	er Certif	ficates Redeeme	ed by App	plicant (C	ther than Co	unty)		1	
Column 1 Certificate Number		Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate		Column 4 Tax Collector's	Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2021/1047		05/21/2021		184.92		6.25	93.23	284.	
							Part 3: Total*	284.	
Part 4: Tax	Collect	tor Certified Am	ounts (Li	ines 1-7)					
1. Cost of a	all certific	ates in applicant's	possessio	n and othe			d by applicant f Parts 2 + 3 above)	596.	
2. Delinque	ent taxes	paid by the applica	ınt ()					0.	
3. Current t	taxes pai	d by the applicant	(2024)					185.	
4. Property information report fee 300							300.		
5. Tax deed	d applica	tion fee						235.	
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 3) 59									
7. Total Paid (Lines 1-6) 1,37							1,375.		
		rmation is true and				/ inforn	nation report fee, ar	nd tax collector's fees	
Sign here: Cindy	Crowe,	CFCA, Tax Deed 8	Bankrupt	cy		St. Lucie County, Florida			
Specialist Signature, Tax Collector or Designee					Date certified <u>04/29/2025</u>				
	Signatur	e, rax Collector or Desi	ynee						

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 3

Pai	t 5: Clerk of Court Certified Amounts (Lines 8-15)	
8.	Processing tax deed fee	225.13
9.	Certified or registered mail charge	0.00
10.	Advertising Charge (see s.197.542, F.S)	0.00
11.	Recording fee for certificate of notice	0.00
12.	Sheriff's fees	0.00
13.	Interest (see Clerk of Court Instructions, page 3)	0.00
14.	Total Paid (Lines 8-13)	225.13
15.	Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16.	Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	0.00
17.	Statutory opening bid (total of Lines 7, 14, 15 (if applicable) and 16 (if applicable))	1,600.82
18.	Redemption fee	6.25
19.	Total amount to redeem	1,607.07
	Date of sale	

Legal information for 2404-709-0033-000/2, 2021

Property description (continued from Page 1):

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-19, if applicable.



TAX DEED APPLICATION COVER LETTER

Account #: 2404-709-0033-000/2

Tax Deed #: 2025-0011

Situs Address: 613 N 21ST ST

Legal Description: AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4),

F.S., and 12D-13.060(4), F.A.C.:

Tax Deed Applicant

FLORIDA TAX LIEN MANAGEMENT, LLC 1326 SW 4TH CT FORT LAUDERDALE, FL 33312

Owner on Current Tax Roll

S and S Coleman Mgt Co 7555 Thoreau Cr Atlanta, GA 30349-7988

Billing Address on Current Tax Roll

N/A

Additional Parties, Per Search

CITY OF FT. PIERCE ATTN: FINANCE DEPT K D'ARTON & COLLEEN GREER & MARGARET ARRAIZ P.O. BOX 1480 FT. PIERCE, FL 34954-1480 Lien Holder

WENDELL M SPAN LASHANDRA T SPAN 7555 THOREAU CIRCLE COLLEGE PARK, GA 30349

Other Interested Party

S AND S COLEMAN MGT CO PO BOX 44520 ATLANTA, GA 30346 Title Holder

S&S COLEMAN MANAGEMENT COMPANY P.O. BOX 541534 LAKE WORTH, FL 33454 Title Holder

S&S COLEMAN MANAGEMENT COMPANY 7555 THOREAU CIRCLE COLLEGE PARK, GA 30349 Title Holder

LASHANDRA T SPAN, REGISTERED AGENT O/B/O S&S COLEMAN MANAGEMENT COMPANY 7884 SPRINGVALE LAKE WORTH, FL 33467 Title Holder's Agent/Rep

Certified By:

Chris Craft, St. Lucie Tax Collector

APPLICATION FOR TAX DEED

512 R. 12/16

Section 197.502, Florida Statutes

Application Number: 2025-0011

To: Tax Collector of ST. LUC	EIE COUNTY, FIG	orida	
I, FLORIDA TAX LIEN MANAGEMI 1326 SW 4TH CT FORT LAUDERDALE, FL 3331 hold the listed tax certificate and I	2,	.me to the Tax (Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
2404-709-0033-000/2	2022/937	06-01-2022	AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)
	ex certificates plus interestited taxes, plus interestes, ownership and encu	t covering the p	
and Sheriff's costs, if an Attached is the tax sale certificates description which are in my possible.	te on which this applica	tion is based ar	nd all other certificates of the same legal
Electronic signature on file Applicant's s	signature	_	<u>01-16-2025</u> Application Date
• •	-		

TDA #: 2025-0011



A service of Grant Street Group

339 Sixth Ave, Suite 1400 Pittsburgh, PA 15222

17333

Web: www.grantstreet.com E-mail: TitleExpress@grantstreet.com

Phone: (412) 391-5555

At the request of the County Tax Collector for St Lucie County, FL, a search has been made of the Public Records for the following described property:

Parcel ID Alt. Key 2404-709-0033-000-2

Property Address 613 N 21ST ST FORT PIERCE

Legal Description

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

Other Parcel Info

Certificate # Homestead Mobile Home **Bankruptcy Post Situs**

2022 - 937 No No No

Owner of Record on Current Tax Roll **Billing Name & Address**

S AND S COLEMAN MGT CO

7555 THOREAU CR ATLANTA GA 30349-7988

UPDATE REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 07/29/2025 Search covers previous searchthrough: 07/24/2025

Kim Pickett
Title Examiner

Note: Parties and documents from previous search are not

included in this update.

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

Notice of Application for Tax Deed Bk:5307 Pg:2084

MORTGAGE HOLDER

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record

CITY OF FT. PIERCE K D'ARTON & COLLEEN GREER & MARGARET ARRAIZ ATTN: FINANCE DEPT

P.O. BOX 1480

FT. PIERCE FL 34954-1480

Document

Examiner Comments

Lien

Bk:5301 Pg:1027

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser



Michelle R. Miller Clerk & Comptroller St. Lucie County, Florida

Tax Deed/Official Records 201 S Indian River Drive, 4th Floor Fort Pierce, Florida 34950 (772) 462-6926 MAILING ADDRESS: 201 S Indian River Drive, 4th Floor, Fort Pierce, FL 34950

FLORIDA TAX LIEN MANAGEMENT, LLC 1326 SW 4TH CT FORT LAUDERDALE, FL 33312

NOTICE OF APPLICATION FOR TAX DEED

Tax Deed File No.: 25-011

NOTICE IS HEREBY GIVEN, that FLORIDA TAX LIEN MANAGEMENT, LLC the holder of the following certificate has filed said certificates for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:

Certificate No.: 2022/937 Year of Issuance: 2022

Address:

613 N 21ST ST, FP

Property Description:

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

Parcel ID: 2404-709-0033-000/2

Name(s) in Which Assessed: S AND S COLEMAN MGT CO / S&S COLEMAN MANAGEMENT COMPANY

Said property being in the County of St. Lucie, State of Florida.

Unless said certificate shall be redeemed according to law the property described in such certificate shall be sold to the highest bidder by electronic sale 18th of August, 2025 or any subsequently scheduled sale date at https://stlucie.realforeclose.com at 8:00 A.M.

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON 08/18/2025 UNLESS THE BACK TAXES ARE PAID. TO RECEIVE FURTHER INFORMATION, CONTACT THE CLERK OF COURT AT (772) 462-6926.

Property may be redeemed through the St. Lucie County Tax Collector. For redemption amounts and instructions, please contact the Tax Collector (772) 462-1650.

Date this 5th day of May, 2025

haron Mangalsin SHARON MANGALSINGH, Deputy Clerk

Clerk & Comptroller, St. Lucie County

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 5470663 OR BOOK 5301 PAGE 1027, Recorded 04/23/2025 09:38:17 AM



NOTICE OF LIEN NUISANCE ABATEMENT

Case # 24-0664

Violator: S AND S COLEMAN MGT CO

7555 THOREAU CR ATLANTA, GA 30349

Property Address:

613 N 21ST ST

Parcel ID:

2404-709-0033-000/2

Legal Description:

AUGUSTA S/D BLK 2 LOT 7

THE CITY OF FORT PIERCE, FLORIDA under the authority granted in the Fort Pierce Code of , Ordinances, Chapter 24, Section 28 – Enforcement of Lien, having provided notice and granting the owner of said property the right to be heard, does hereby impose a lien on said property for the cost of nuisance abatement services conducted by the City of Fort Pierce in the amount of \$500.00.

Such fee includes the administrative costs imposed by the City and shall be payable with interest at the rate of six (6%) per cent per annum until paid. Such lien shall be enforceable in the same manner as any other lien in favor of the city against such lot or parcel of land or other property until such lien and interest and penalties are paid in the manner hereinafter provided. All unpaid costs, unpaid penalties and unpaid interest shall be and remain a lien on each lot or parcel of land or other property respectively in favor of the city, superior in rank and dignity and shall take priority over all other liens, encumbrances, titles and claims in, to or against the real property involved, whether recorded prior to the lien, penalty or assessment, except the liens for state and county taxes.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort

Pierce, Florida, this <u>21</u> day of <u>April</u>, 20 <u>25</u>.

Richard D. Chess, MBA

City Manager

ATTEST:

Linda W. Gox

City Clerk

APPROVED AS TO FORM AND

CORRECTNESS:

_

Sara Hedges, City Attorney

.....

Property Identification

Site Address: 613 N 21ST

Parcel ID: 2404-709-0033-

Account #: 17333

Sec/Town/Range:

Map ID: 24/04S

000-2 Zoning: SF Moderat

Land Use Code: 0000

04/35S/40E Jurisdiction: Fort Pierce

Ownership

Legal Description

S and S Coleman Mgt Co 7555 Thoreau Cr Atlanta, GA 30349-7988

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

Current Values

Historical Values 3-vear

							-	
Just/Market:	\$17,600	Assessed:	\$3,417	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	\$0	Taxable:	\$3,417	2023 2022	\$15,000 \$11,300	\$3,107 \$2,825	\$0 \$0	\$3,107 \$2.825

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
08-25-2005 08-31-2001	2346/1334 1434/1263	XX00 XX01	WD WD	Treasure Coast Victory Childre United Companies Lending	\$13,000 \$100
02-13-1998	1128/0828	XX01	CertTtle	Corp Coleman Michael L	\$100

Primary Building Information

Finished Area of this building: 0 SF Gross Sketched Area: 0 SF

Exterior Data

View: Year Built: Story Height:

Roof Cover: Quality: Number of Units: 0

Roof Structure: Effective Year: Secondary Wall:

Building Type: Primary Wall:

Interior Data

Bedrooms: 0 Full Baths: 0 **Heat Fuel:**

A/C %: 0 Heated %:

Electric: Heat Type: Primary Int Wall: Half Baths: 0

Primary Floors:



Total Areas

Finished/Under Air (SF):

Gross Sketched Area (SF):

0

0

Land Size (acres): 0.15 Land Size (SF): 6,392

Total Building Count: 1

Special Features and Yard Items

Year Blt Type Qty Units

TDA #: 2025-0011

TitleExpress[®]

A service of Grant Street Group

339 Sixth Ave, Suite 1400 Pittsburgh, PA 15222 Web: <u>www.grantstreet.com</u> E-mail: <u>TitleExpress@grantstreet.com</u>

Phone: (412) 391-5555

At the request of the County Tax Collector for St Lucie County, FL, a search has been made of the Public Records for the following described property:

 Parcel ID
 Alt. Key
 Property Address

 2404-709-0033-000-2
 17333
 613 N 21ST ST

404-709-0033-000-2 17333 613 N 21ST ST FORT PIERCE

Legal Description

AUGUSTA S/D BLK 2 LOT 7 (OR 2346-1334)

Other Parcel Info

Certificate # Homestead Mobile Home Bankruptcy Post Situs

2022 ⁻ 937 No No No No

Owner of Record on Current Tax Roll Billing Name & Address

S AND S COLEMAN MGT CO

7555 THOREAU CR ATLANTA GA 30349-7988

PROPERTY INFORMATION REPORT

This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

Report Date: 04/18/2025 Search covers 20 years through: 04/14/2025

Kim Pickett
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record Document **Examiner Comments** S&S COLEMAN MANAGEMENT COMPANY Warranty Deed Bk:2346 Pg:1334 P.O. BOX 541534 LAKE WORTH FL 33454 S&S COLEMAN MANAGEMENT COMPANY Sunbiz - Owner 7555 THOREAU CIRCLE **COLLEGE PARK GA 30349** LASHANDRA T SPAN, REGISTERED AGENT Sunbiz - Owner O/B/O S&S COLEMAN MANAGEMENT COMPANY 7884 SPRINGVALE LAKE WORTH FL 33467

Related Documents (for Reference)

Warranty Deed Bk:1434 Pg:1263

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		
Related Documents (for Reference)		
None found.		

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
CITY OF FT. PIERCE K D'ARTON & COLLEEN GREER & MARGARET ARRAIZ ATTN: FINANCE DEPT P.O. BOX 1480 FT. PIERCE FL 34954-1480	Lien Bk:3230 Pg:663	Lien 5215-1971 is in compliance but not released.
	Lien Bk:3491 Pg:1393	
	Lien Bk:3608 Pg:980	

Name & Address of Record

Document

Examiner Comments

Lien

Bk:3848 Pg:1066

Lien

Bk:3972 Pg:1774

Lien

Bk:4165 Pg:1723

Lien

Bk:4236 Pg:1311

Lien

Bk:4385 Pg:1120

Lien

Bk:4445 Pg:2457

Lier

Bk:5096 Pg:2370

Lien

Bk:5137 Pg:550

Order

Bk:5215 Pg:1971

Order

Bk:5297 Pg:2917

Related Documents (for Reference)

Affidavit of Compliance Bk:5254 Pg:1041

OTHER PARTIES

Name & Address of Record

Document

Examiner Comments

None found.

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY FILE # 2697691 OR BOOK 2346 PAGE 1334, Recorded 08/30/2005 at 09:24 AM

Doc Tax: \$91.00

Prepared by Veronika Swords, C.L.C., an employee of First American Title Insurance Company 109 North Second St. Fort Pierce, Florida 34950 (772) 464-7837

Return to: Grantee

File No.: 1083-919435

CORPORATE WARRANTY DEED

This indenture made on **August** 25, 2005 A.D., by

Treasure Coast Victory Children's Home, Inc., a Florida Non-Profit Corporation

whose address is: **602 S.W. Biltmore St., Port St. Luice, FL 34983** hereinafter called the "grantor", to

S&S Coleman Management Company, a Florida Company

whose address is: **P.O. Box 541534**, **Lake Worth**, **FL 33454** hereinafter called the "grantee":

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Lucie** County, **Florida**, to-wit:

Lot 7, Block 2 of AUGUSTA SUBDIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 34, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2404-709-0033-000/2

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Page 1 of 2 1083 - 919435 Treasure Coast Victory Children's Home, Inc., a Florida Non-Profit Corporation

By: Alan Weierman, President

(Corporate Seal)

Signed, sealed and delivered in our presence:

Print Name:

State of Florida

County of St. Lucie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on August 2 by Alan Weierman, as President, and, as on behalf of Treasure Coast Victory Children's Home, Inc., a Florida Non-Profit Corporation, existing under the laws of the State of Florida, who is/are personally known to me or who has/have produced a valid drivers ligense as identification.

NOTARY PUBLIC

Printed Name of Notary

Witness Signature Print Name: <u>| LICHAR</u>)

My Commission Expires:



Page 2 of 2 1083 - 919435



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation

S&S COLEMAN MANAGEMENT COMPANY

Filing Information

Document Number P04000170735

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