

# Reed Land Company

Sub 2-32

D 31-50-72

110.44 acres

BROWARD COUNTY, FLORIDA

<u>Parcel</u>	<u>Assessed Value</u>		<u>Taxes</u>
Lot 3 - Block 2	\$ 72,240	12,500	\$ 668.47
Lot 14 - Block 2	85,750	12,760	735.04
Lot 13 - Block 2	85,440	12,340	732.99
Lot 12 - S 370 of N 621 - Block 2	27,850	9,110	468.27
Lot 9 - Sec E 104 of N 6 AC - Block 2	51,190	12,600	857.63
Lot 8 - Block 2	46,760	15,000	787.15
Lot 7 - Block 2	46,440	15,000	773.75
Lot 6 - Block 2	45,920	15,000	769.59
Lot 5 - Block 2	11,100	2,500	187.69
Lot 4 - Block 2	72,040	12,300	604.13
	<u>\$ 552,730</u>	<u>\$ 118,150</u>	<u>\$ 6,589.39</u>

24-63-19-23

63- 8139  
63- 2357



OFF REC: 2523 PAGE 862  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
JAN 1963  
COMPTROLLER  
PB 15019  
9900

# Warranty Deed

STATUTORY

This Indenture, Made this 15<sup>th</sup> day of November 1962, Between  
EDWARD QUIROLO, Joined by his wife, PHILOMENA QUIROLO  
of the County of Broward, State of Florida, grantor, and  
S.M. Realty Corporation, a Florida corporation  
whose post office address is c/o S. James Cohen, Attorney at Law, 407 Lincoln Road, Miami Beach,  
of the County of Dade, State of Florida, grantee,

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

Tracts Three (3), Four (4), Five (5), Six (6), Seven (7), and  
Eight (8) and Nine (9), less the East One hundred four  
(104) feet of the North Six (6) acres; the South Three  
Hundred Seventy (370) feet of the North Six Hundred  
Twenty-one (621) feet of Tract Twelve (12); and Tracts  
Thirteen (13) and Fourteen (14), Block Two (2), Section  
Thirty-one (31), Township Fifty (T50S) South, Range  
Forty-two (R42E) East, according to the map or plat  
thereof recorded in Plat Book 2, Page 32, in the office  
of the Clerk of the Circuit Court in and for Dade County,  
Florida; containing 110.44 acres, more or less, lying and  
being in Broward County, Florida.  
N. B. Subject to easements, restrictions and reserva-  
tions of record, if any, and taxes for the year  
1962 and subsequent years.

NOTE: This Deed is being re-recorded for the purpose of clarifying and  
correcting the description of the property being conveyed.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims  
of all persons whomsoever.  
(Herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular, or plural as the context indicates.)

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, . . . . . witnesses:  
GRANTORS:

*Philomena Quirolo* (Seal)  
*Edward Quirolo* (Seal)

*Adolph C. Orlando* (Seal)  
*John W. Murphy* (Seal)

STATE OF New York  
COUNTY OF Bronx

BROWARD COUNTY

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
JAN 1963  
COMPTROLLER  
PB 15019  
200

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
JAN 1963  
COMPTROLLER  
PB 15019  
9900

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared EDWARD QUIROLO joined by his wife PHILOMENA QUIROLO

to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of November  
19 62.

My commission expires:  
March 30, 1965



*Adolph C. Orlando*  
Notary Public

ADOLPH C. ORLANDO  
Notary Public, State of New York  
No. 64-22473  
Qualified in Bronx County  
Commission Expires March 30, 1965

63 JAN 8 PM 3:09  
63 JAN 23 PM 3:04

State of New York,  
County of Bronx.

OFF. REC. 2533 PAGE 488 Form 1

OFF. REC. 2523 PAGE 863

No. 70600

J. JOHN J. HANLEY, County Clerk and Clerk of the Supreme Court, Bronx County, a Court of Record having  
by law a seal, DO HEREBY CERTIFY, THAT

*Adolph C Orlando*

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York, duly commissioned and sworn and qualified to act as such throughout the State of New York; that pursuant to law a commission, or a certificate of his official character, and his autograph signature, have been filed in my office; that as such Notary Public he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgments or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify sworn depositions; and that I am well acquainted with the handwriting of such Notary Public, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this

FEE PAID 504

OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA

W. E. BUNCH, JR.  
CLERK OF CIRCUIT COURT

*John J. Hanley*  
County Clerk and Clerk of the Supreme Court, Bronx County

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
W. E. BUNCH, JR.  
CLERK OF CIRCUIT COURT

STATE OF FLORIDA  
BROWARD COUNTY

I HEREBY CERTIFY that the above  
and foregoing is a true and correct copy of

*Warranty Deed*

as recorded in *CR* Book *533* Page *162*

WITNESS my hand and official seal in the City of Fort

Lauderdale, Fla. this *10* day of *May* A. D. 19 *74*

*E. M. STROBE*, County Comptroller

By *[Signature]* *Judge* D. C.

63- 2368

REC-2523 PAGE 81

MORTGAGE DEED FROM CORPORATION

RAMCO'S FORM 32

This Mortgage Deed Executed the 15<sup>th</sup> day of November

A. D. 1962, by G. & M REALTY CORPORATION

a corporation existing under the laws of the State of Florida and having its principal place of business at Miami, Florida

party of the first part, hereinafter called the Mortgagor, to EDWARD QUIROLO, party of the second part, hereinafter called the Mortgagee.

WITNESSETH, That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor doth grant, bargain, sell alien, remise, release, convey and confirm unto the said Mortgagee, his heirs and assigns, in fee simple, all that certain tract of land of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Broward County, State of Florida, described as follows:

Tracts 3, 4, 5, 6, 7, 8 and Tract 9 less the East 104 feet of the North 6 acres; the South 370 feet of the North 621 feet of Tract 12, and Tracts 13 and 14, Block 2, Section 31, Township 50 South, Range 42 East, according to the map or plat thereof, recorded in plat book 2, page 32 in the office of the Clerk of the Circuit Court in and for Dade County, Florida, the land situate, lying and being in Broward County, Florida, containing 110.44 acres, more or less.

Subject to taxes for 1962 and subsequent years.

THIS IS A PURCHASE MONEY FIRST MORTGAGE

See Rider

RECEIVED \$ 120.00 IN PAYMENT OF TAXES DUE ON CLASS "C" INTANGIBLE PERSONAL PROPERTY, PURSUANT TO LA. AFTER 26724, ACTS OF 1941. W. E. HUNCH, JR., Clerk Agent for W. H. MEEKS, JR Broward County Tax Collector

By Marie M. Holten Deputy Clerk

BROWARD COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX JAN 1963 6000

63 JAN 9 PM 3-10

610 Copy to... 1107 including to...

TO HAVE AND TO HOLD the same together with the tenements, hereditaments, and appurtenances, unto the said Mortgagee, and his heirs and assigns, in fee simple.

AND said Mortgagor for itself and its successors, legal representatives and assigns, doth covenant with said Mortgagee, his heirs, legal representatives and assigns, that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor hath full power and lawful right to convey said land in fee simple as aforesaid; that it shall be lawful for said Mortgagee, his heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land; that said land is free from all incumbrances; that said Mortgagor, its successors and legal representatives, will make such further assurances to perfect the fee simple title to said land in said Mortgagee, his heirs, legal representatives and assigns, as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

PROVIDED ALWAYS, that if said Mortgagor, its successors, legal representatives or assigns shall pay unto the said Mortgagee, his legal representatives or assigns, the certain promissory note, of which the following in words and figures true copy to-wit:

FORM N36 1/2

\$60,000.00

Florida, NOVEMBER 15, 1962

For value received the undersigned promises to pay to the order of

EDWARD QUIROLO

the principal sum of Sixty Thousand Dollars (\$60,000.00),

together with interest thereon from date, at the rate of five per cent. per annum until maturity, said interest

being payable annually

both principal and interest being payable in lawful money of the United States or its equivalent, at

amounts specified below, to-wit:

Subject to terms, conditions and modifications hereof set forth in purchase money mortgage of even date herewith.

Principal sum of \$60,000.00 is due and payable on or before the 15th day of November, 1965.

Each maker and endorser severally waives demand, protest and notice of maturity, non-payment or protest and all requirements necessary to hold each of them liable as makers and endorsers.

Each maker and endorser further agrees, jointly and severally, to pay all costs of collection, including a reasonable attorney's fee in case the principal of this note or any payment on the principal or any interest thereon is not paid at the respective maturity thereof, or in case it becomes necessary to protect the security hereof, whether suit be brought or not.

This note and deferred interest payments shall bear interest at the rate of per cent. per annum from maturity until paid.

This note is secured by a first mortgage of even date herewith and is to be construed and enforced according to the laws of the State of Florida; upon default in the payment of principal and/or interest due on any note hereunder, the mortgagee, its successors, assigns and transferees shall forthwith become due and payable notwithstanding their tenor.

Signature block with names and titles, including 'CARLO GAMBINO'.

and shall perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note and of this deed, then this deed and the estate hereby created shall cease and be null and void.

AND the said Mortgagor, for itself and its successors, legal representatives and assigns, hereby covenant and agree:

RIDER

OFF: 2523  
REC: 866

Mortgagor and Mortgagee recognize that this mortgage is security for a promissory note in the sum of \$60,000.00 of even date herewith, a true copy of which is attached hereto and incorporated herein.

The Mortgagee recognizes, warrants and represents unto the Mortgagor that title to a portion of the subject property is in a condition other than good, marketable and insurable.

Mortgagee warrants and represents that he shall forthwith institute Quiet Title proceedings or such other proceedings as he may deem appropriate to clear title to said portion of subject property in an effort to make title good, marketable or insurable. If the Mortgagee is unsuccessful in rendering title good, marketable or insurable on or before nine months from date hereof, then the Mortgagor shall have the option of accepting title in its then existing condition or the Mortgagor shall have the further option of re-conveying unto the Mortgagee that portion of subject property wherein title is other than good, marketable or insurable, and the promissory note indebtedness in the sum of \$60,000.00 shall be reduced by \$10,000.00 to a principal balance of \$50,000.00 and interest due and payable thereon shall be computed as though the original note and mortgage were in the principal sum of \$50,000.00 from date hereof.

1. To pay all and singular the principal and interest and other sums of money payable by virtue of said promissory note... and this deed, or either, promptly on the days respectively the same severally become due.

2. To pay all and singular the taxes, assessments, levies, liabilities, obligations, and incumbrances of every nature on said described property, each and every, and if the same be not promptly paid the said Mortgagee..., his... heirs, legal representatives or assigns, may at any time pay the same without waiving or affecting the option to foreclose or any right hereunder, and every payment so made shall bear interest from the date thereof at the rate of five per cent, per annum.

3. To pay all and singular the costs, charges and expenses, including lawyer's fees, reasonably incurred or paid at any time by said Mortgagee..., his... legal representatives or assigns, because of the failure on the part of the said Mortgagor, its successors, legal representatives or assigns, to perform, comply with and abide by each and every the stipulations, agreements, conditions and covenants of said promissory note... and this deed, or either, and every such payment shall bear interest from date at the rate of five per cent, per annum.

4. To keep the buildings now or hereafter on said land insured in a sum not less than highest insurable value Dollars, in a company or companies to be approved by said Mortgagee..., and the policy or policies held by and payable to said Mortgagee..., heirs, legal representatives or assigns, and in the event any sum of money becomes payable under such policy or policies, the Mortgagee..., his... heirs, legal representatives or assigns, shall have the option to receive and apply the same on account of the indebtedness hereby secured or to permit the Mortgagor to receive and use it or any part thereof for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this mortgage, and may place and pay for such insurance or any part thereof without waiving or affecting the option to foreclose or any right hereunder, and each and every such payment shall bear interest from date at the rate of five per cent per annum.

5. To permit, commit or suffer no waste, impairment or deterioration of said property or any part thereof.

6. To perform, comply with, and abide by each and every the stipulations, agreements, conditions and covenants in said promissory note..., and in this deed set forth.

7. If any of said sums of money herein referred to be not promptly and fully paid within 30 days next after the same severally become due and payable, or if each and every the stipulations, agreements, conditions and covenants of said promissory note... and this deed, or either, are not fully performed, complied with and abided by, the said aggregate sum mentioned in said promissory note... shall become due and payable forthwith or thereafter at the option of the Mortgagee..., his... heirs, legal representatives or assigns, as fully and completely as if the said aggregate sum of Sixty Thousand dollars were originally stipulated to be paid on such day, anything in said promissory note... or herein to the contrary notwithstanding.



IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

X Attest: Cash Gambino  
Secretary.

Signed, sealed and delivered in the presence of: G & N REALTY CORPORATION, a Florida corp.  
Steve Maggior  
By: Steve Maggior  
President.

STATE OF FLORIDA  
COUNTY OF DALL

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY that PERC J. MARSH and CARL BARRON, respectively as President and Secretary of the 4 M. BELLTY CORP., to me personally known, this day acknowledged before me that they executed the foregoing mortgage as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I FURTHER CERTIFY that I know the said person 2 making said acknowledgment 2 to be the individual 2 described in and who executed the said mortgage.

IN WITNESS WHEREOF, I hereunto set my hand and official seal at Miami Beach said County and State, this 15th day of November, A. D. 1924

*[Signature]*  
Notary Public  
JAMES C. COLEMAN

My commission expires Aug. 16, 1925  
Bonded by State

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**W. E. BUNCH, JR.**  
CLERK OF CIRCUIT COURT

Abstract of Description  
Mortgage Deed  
FROM CORPORATION  
To  
Filed for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, and re-  
corded in Mortgage Book \_\_\_\_\_ Page \_\_\_\_\_  
public records of \_\_\_\_\_  
County, Florida.  
Clerk Circuit Court.

STATE OF FLORIDA  
BROWARD COUNTY

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of Mortgage Deed as recorded in Book \_\_\_\_\_ Page 262 WITNESS my hand and official seal in the City of Fort Lauderdale, Fla. this 10 day of Nov, A. D. 1924  
C. M. ST. ROBE County Comptroller  
[Signature] D. C.



This statement becomes a RECEIPT when properly stamped by cashier

# RECORDING STATEMENT

M \_\_\_\_\_

RECEIVED FOR RECORD

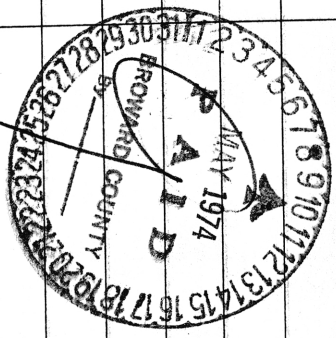
FILE #

COUNTY COMPTROLLER AND RECORDER  
BROWARD COUNTY

P.O. BOX 1540, FORT LAUDERDALE, FLORIDA 33301

5-10-74

<i>10</i>	<i>Certifications</i>	\$	3 00
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*[Handwritten flourish]*

