W/C TR1 - COUNTY for: --

**Landmark Title Services, Inc.**
2200 W. Commercial Blvd., Ste: 301
Ft. Lauderdale, Fl. 33309

97-1636

98-032908 T#001
01-20-98 11:15AM

$ 214.90
DOCU. STAMPS-DEED

RECVD. BROWARD CNTY

COUNTY ADMIN.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
**Michael O. Albertine, Esq.**
LANDMARK TITLE SERVICES, INC.
2200 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309

Property Appraisers Parcel Identification (Folio) Numbers:
**8135-BJ-01500**
Grantees SS #s: [redacted]

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED**, made the ~~12th~~ 10th day of **November, A.D. 1997** by **FLORENCE COLE, Unremarried, Surviving Spouse of** CHARLES **Cole, deceased**, herein called the grantor, to **COPELAND D. TUCKER and EDNA E. TUCKER, his wife** whose post office address is **7305 N.W. 5 Court #207, Margate, Florida 33063**, hereinafter called the Grantees:

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

**W I T N E S S E T H:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz:

**Condominium Unit No. 207 of ORIOLE GARDENS 10 CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 5389, Page 93, of the Public Records of Broward County, Florida; together with any Amendments thereto, and its undivided share in the common elements.**

**Subject to easements, restrictions and reservations of record and to taxes for the year 1997 and thereafter.**
**The Grantor herein was continuously married, without interruption, to** CHARLES **Cole, deceased, from** 10/29/52 **through and including the date of death of the deceased.**

**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 grantees 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, 1996.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Lynda Frank
Witness #1 Printed Name

Witness #2 Signature

MARY ANN HENDRICK
Witness #2 Printed Name

**FLORENCE COLE, Unremarried, Surviving Spouse of** CHARLES **Cole, deceased**

BY: _____ L.S.
**Edwin Frank, Attorney in Fact**
C/O ED FRANK, 32 NEUSTADT LANE, CHAPPAQUA, NEW YORK

**STATE OF NEW YORK**
**COUNTY OF**

The foregoing instrument was acknowledged before me this 10 day of November, 1997 by Edwin Frank, Attorney in Fact of FLORENCE COLE, Unremarried, Surviving Spouse of CHARLES Cole, deceased on behalf of the corporation. He/she is personally known to me or has produced NY Driver's License 055-775-083 as identification.

SEAL

My Commission Expires:

File # 97-630DN

MARY ANN HENDRICK
Notary Public, State of New York
No. 01HE5084048
Qualified in Westchester County
Commission Expires September 25, 1999

Notary Signature

MARY ANN HENDRICK
Printed Notary Signature

97-242460

BK27571PG0671

CERTIFICATE OF APPROVAL
OF

FLORENCE COLE
~~Purchaser~~/~~Lessee~~/Owner

THIS IS TO CERTIFY THAT COPELAND D. + EDNA E. TUCKER
(Name of Purchaser/~~Lessee/Owner~~)

has been approved by ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
(Name of Association)

as the PURCHASER of the following

described property in BROWARD County,

Apartment 207 Building 10 of

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC. a Condominium,

according to the Declaration of Condominiums recorded in official

records book 5389 at page 93-139 of BROWARD County,

Florida.

Such approval has been given pursuant to the provision of
Section XV of the Declaration of Condominiums of such Condominium.

Dated this 5th day of Nov., 1997.

ORIOLE GARDENS CONDOMINIUM ASSOCIATION, INC.
(Name of Association)

BY: Leon D Kuhn

ATTEST: Morris Lubliner, Vice Pres

STATE OF FLORIDA )
COUNTY OF BROWARD )

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

Before me, the undersigned authority, personally appeared

Morris Lubliner and Leon D Kuhn president

and secretary, respectively, of the above described corporation,
personally known to me, who acknowledged that they executed the
foregoing instrument as officers of such corporation for the
uses and purposed therein contained.

IN WITNESS WHEREOF, I have set my hand and seal this 5th day
of November, 1997.

JESSIE F. SOLOMON
MY COMMISSION # CC 505845
EXPIRES: December 15, 1999
Bonded Thru Notary Public Underwriters

Jessie F. Solomon
Notary Public

My commission expires:

PARKING SPACE 21

EXHIBIT 1

BK27571PG0672