

THIS INSTRUMENT PREPARED BY:

Michael A. Trinkler, Esq.
MICHAEL A. TRINKLER, P.A.
5501 University Drive, Suite 101
Coral Springs, Florida 33067
Our File No.: **25-MT5605-S**
Property Appraisers Parcel Identification (Folio) Number: **474234-AA-1370**

RECORD AND RETURN TO:

Title Now, LLC
440 NE 4th Avenue, Suite 200
Fort Lauderdale, Florida 33301

Florida Documentary Stamps in the amount of **\$1,792.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 01 day of **May, 2025** by **CAROL NORTON, a single woman**, whose post office address is 969 Hilgard Avenue, #1009, Los Angeles, California 90024, herein called the Grantor, to **MEREDITH LEE, a single woman, and EUGENE HARRIS, a single man, as joint tenants with right of survivorship**, whose post office address is 2420 Deer Creek Country Club Blvd., #209-D, Deerfield Beach, Florida 33442, hereinafter called the Grantee:

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

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

Condominium Parcel No. 209-D, Building "D", of DEER CREEK CONDOMINIUM, COUNTRY CLUB ESTATES I, a Condominium, together with an undivided interest in the common elements, according to the Declaration of Condominium recorded in O.R. Book 5752, Page 264, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2025 and thereafter.

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

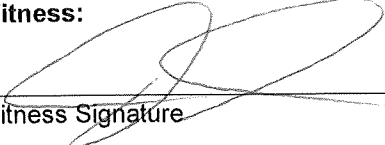
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2024.

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:

1st Witness:



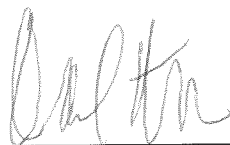
1st Witness Signature

Jordan P. Goldman

1st Witness Printed Name
5501 N. University Dr. #101


Coral Springs, FL 33067

1st Witness Post Office Address



CAROL NORTON

2nd Witness:



2nd Witness Signature

Ana M. Tug

2nd Witness Printed Name
5501 N. University Dr. #101

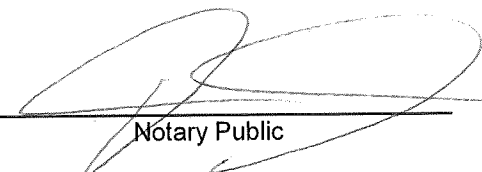
Coral Springs, FL 33067

2nd Witness Post Office Address

State of FLORIDA

County of BROWARD

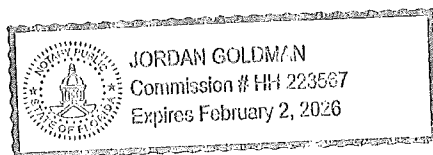
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of April, 2025 by CAROL NORTON, who is personally known to me or has produced Driver's License as identification.



Notary Public

Printed Notary Name

My commission expires:





Congratulations

your application has been approved

04/24/2025

Meredith S Lee
Eugene T Harris

Deer Creek Condominium Country Club Estates
2420 DC Country Club Blvd 209, Deerfield Beach, FL 33442

Your application for residency at Deer Creek Condominium Country Club Estates
has been approved. We look forward to making your time with us enjoyable. We welcome you to our
community.

If you have any questions, please contact the Association directly for more information. Thank you for
choosing your new residency at Deer Creek Condominium Country Club Estates

Board of Directors

Sincerely,

Deer Creek Condominium Country Club Estates
Screening Committee

*Please note, Association/Screening Committee has made the approval/denial decision using Tenant
Evaluation's QuickApprove System. Please be advised, Tenant Evaluation does not take part nor
decide on the outcomes on any application. For further questions concerning the final results made
please contact the Association/Screening Committee directly.*

TenantEvaluation.com