

Associate Auctions

Licensed Real Estate Brokers

BK 3070353 AU3602

BIDDER INFORMATION PACKAGE

ESTATE AUCTION

Thursday • July 28th • 6:00 pm

Selling



Location: 341 NW Broken Oak Trail

Jensen Beach, FL 34957

Owner: Anne M. Anagnos and Jamie L. Stoddard, Co-Trustees of the Anagnos, Living Trust

This information was obtained from sources deemed reliable. However no warranties or representation, express or implied is made as to the accuracy of the information contained herein.



Property Information Data

- Property Address: 341 NW Broken Oak Trail, Jensen Beach, FL 34957
- Legal Description: Lot 35, JENSEN BEACH GOLF AND COUNTRY CLUB
PLAT NO. 3 OF WEST JENSEN
- Martin County ID: 17-37-41-007-000-00350-0
- 2016 Real Estate Taxes: \$ 2,056.78
- Homestead Exemption: Yes
- Jensen Beach HOA Fees: \$669.95 per quarter

This information was obtained from sources deemed reliable. However no warranties or representation, express or implied is made as to the accuracy of the information contained herein.

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
17-37-41-007-000-00350-0	132689	341 NW BROKEN OAK TRAIL, JENSEN BEACH	\$207,530	7/9/2016

Owner Information

Owner(Current)	ANAGNOS ESTHER
Owner/Mail Address	341 NW BROKEN OAK TRL JENSEN BEACH FL 34957
Sale Date	9/26/2001
Document Book/Page	<u>1584 2640</u>
Document No.	JKL
Sale Price	159100

Location/Description

Account #	132689	Map Page No.	N-17A
Tax District	6006	Legal Description	LOT 35 PLAT 3 JENSEN BEACH GOLF & COUNTRY CLUB OF WEST JENSEN PUD (PB 14 PG 63)
Parcel Address	341 NW BROKEN OAK TRAIL, JENSEN BEACH		
Acres	.1190		

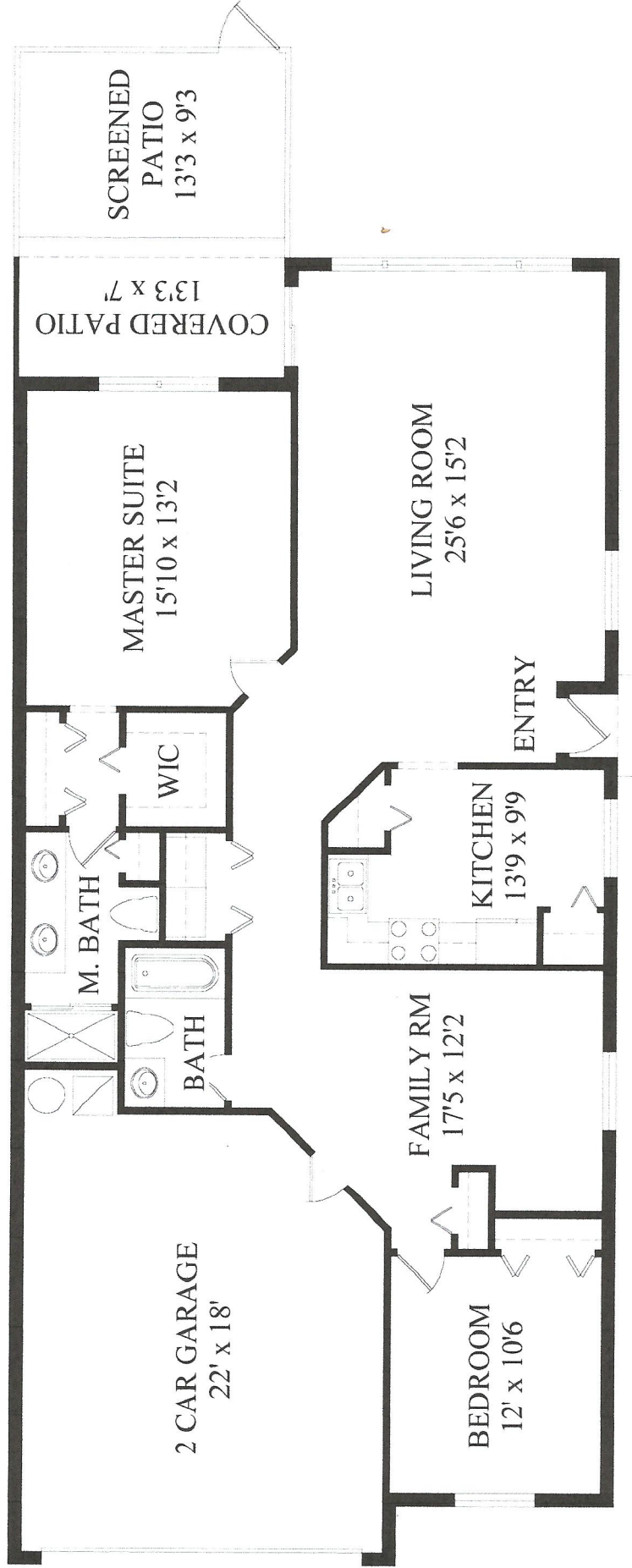
Parcel Type

Use Code	0100 Single Family
Neighborhood	217011 JENSEN BEACH CC DETACHED

Assessment Information

Market Land Value	\$100,000
Market Improvement Value	\$107,530
Market Total Value	\$207,530

341 NW BROKEN OAK TRAIL

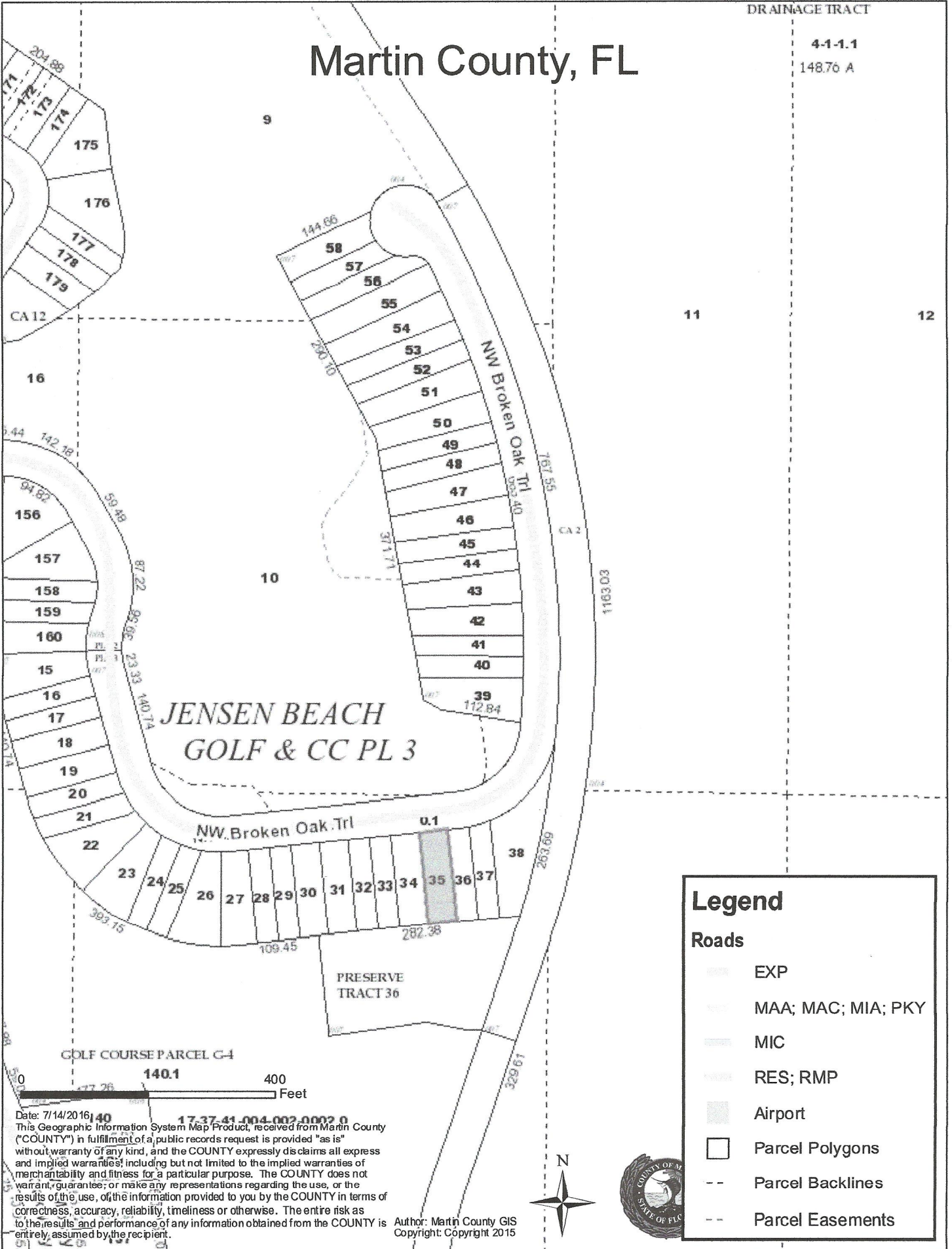


Notice: This rendering is for marketing purposes only. All measurements, features and specifications are approximate. The accuracy of this information is subject to errors, omissions and changes. An architect should be contacted for actual measurements, features and specifications.

Martin County, FL

DRAINAGE TRACT

4-1-1.1
148.76 A



Legend

Roads

- EXP
- MAA; MAC; MIA; PKY
- MIC
- RES; RMP
- Airport
- Parcel Polygons
- Parcel Backlines
- Parcel Easements

Date: 7/14/2016
 This Geographic Information System Map Product, received from Martin County ("COUNTY") in fulfillment of a public records request is provided "as is" without warranty of any kind, and the COUNTY expressly disclaims all express and implied warranties including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The COUNTY does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the COUNTY in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the COUNTY is entirely assumed by the recipient.

Author: Martin County GIS
 Copyright: Copyright 2015





Designed by Tommy Fazio

"THE GEM OF THE TREASURE COAST"

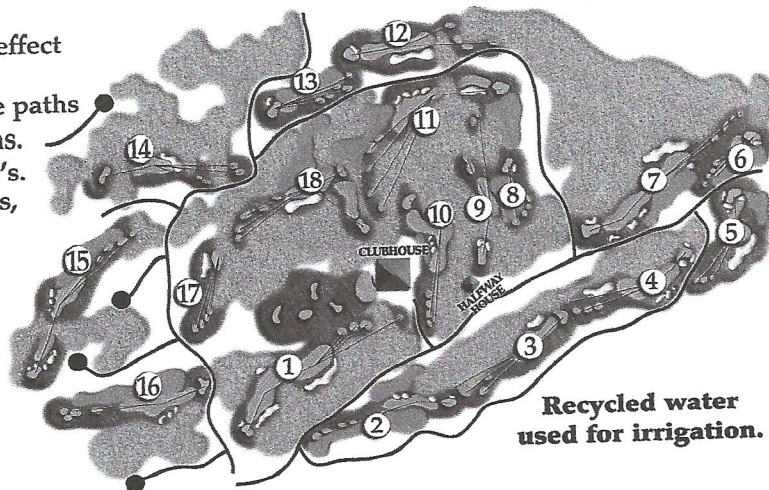
www.eaglemarsh.com
(772) 692-3322

3869 NW Royal Oak Drive
Jensen Beach, FL 34957

**USGA RULES GOVERN ALL PLAY
LOCAL RULES**

- Pace of Play: Keep up with the group ahead.
- Lateral water hazards defined by red stakes.
- O.B. defined by white stakes, roads and water's edge on opposite side of lake on holes 2, 13, 15 and 16.
- Embedded ball rule in effect through the green.
- Please park carts on the paths near tee and green areas.
- Cart path only on par 3's.
- Please repair ball marks, divots, rake bunkers and observe other golf etiquette.
- Remember, hole 18 has two greens.

Please do not feed the wildlife.



Recycled water used for irrigation.



HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	HCP NET
Gold 73.4/139	545	400	367	388	350	195	565	164	382	3356	N	420	535	400	236	395	495	400	227	454	3562	6918	
Blue 71.2/134	475	380	350	350	335	166	540	150	370	3116	I	380	475	340	200	388	485	363	208	442	3281	6397	
White 69.0/124	465	366	330	340	325	150	535	147	310	2968	T	350	465	325	179	337	446	353	187	410	3052	6020	
Green 65.7/112	435	320	290	315	275	133	445	125	287	2625	A	330	420	272	160	300	426	330	125	259	2622	5247	
Men's/White	9	3	7	5	13	15	1	17	11		L	6	2	18	12	16	14	8	10	4			
Men's/Green	5	3	9	7	13	15	1	17	11			6	2	14	16	10	4/12	8	18	12/4			
Par	5	4	4	4	4	3	5	3	4	36		4	5	4	3	4	5	4	3	4	36	72	
Ladies' Handicap Green/Red	3	7	11	13	9	17	1	15	5			6	2	14	16	8	4	12	18	10			
Red 68.6/117 Red 70.4/125 Green	400	280	255	250	255	108	435	115	240	2338		300	400	260	118	275	395	300	104	230	2382	4720	

DATE: _____

SCORER: _____

ATTEST: _____





LESSONS / SERIES	MEMBER	GUEST	*JUNIOR	2nd STUDENT
1/2 Hour	50.00	65.00	40.00	30.00
Hour	75.00	90.00	60.00	40.00
Series of 4 - 1/2 Hours	175.00	227.50	140.00	65.00
Series of 4 Hours	262.50	315.00	210.00	85.00
Series of 6 - 1/2 Hours	250.00	325.00	200.00	N/C
Series of 6 Hours	375.00	450.00	300.00	N/C

*20% Discount on all additional programs (guest or posted rate - 17 years and under)

GROUP LESSONS	GROUP SERIES	PLAYING SERIES
Minimum 3 Students (Hours Only)	Minimum 3 Students Five - 2 Hour Sessions	1 or 2 Students Four - 1/2 Hour Lessons
MEMBER GUEST \$35.00 \$45.00 per person	MEMBER GUEST \$295.00 \$395.00 per person	MEMBER GUEST \$750.00 \$850.00

PLAYING LESSONS NO. OF STUDENTS	*Includes green fees/cart fees			
	9 HOLES		18 HOLES	
	MEMBER	GUEST	MEMBER	GUEST
1	\$195.00	\$295.00	\$295.00	\$395.00
2	\$285.00	\$385.00	\$385.00	\$485.00
3	\$355.00	\$455.00	\$455.00	\$555.00
4	\$400.00	\$500.00	\$500.00	\$600.00

CUSTOM INSTRUCTION - (1 or 2 Students) With the advance purchase of 25 hours of instruction or more, students may draw off time in any combination between golf lessons throughout our practice facility or on-course instruction.

25 HOURS	35 HOURS	50 HOURS	75 HOURS	100 HOURS
\$140.00 per hour	\$130.00 per hour	\$115.00 per hour	\$95.00 per hour	\$85.00 per hour
\$3500	\$4550	\$5750	\$7125	\$8500

FULL DAY SESSIONS - Our full day sessions provide a comprehensive overview of a student's entire golf game and can be customized to focus on specific problem areas. Each day consists of approximately 7 hours of instruction and includes breakfast or lunch and 18 holes of golf (1 1/2 hours of which will be devoted to playing instruction and golf course management).

PER PERSON DAILY RATE

	1 DAY	2 DAY	3 DAY	4 DAY	5 DAY
1 STUDENT	\$495.00	\$495.00	\$495.00	\$495.00	\$495.00
2 STUDENTS	\$425.00	\$425.00	\$395.00	\$395.00	\$395.00
3 STUDENTS	\$325.00	\$325.00	\$295.00	\$295.00	\$295.00
4 STUDENTS	\$225.00	\$225.00	\$195.00	\$195.00	\$195.00
5 STUDENTS	\$195.00	\$195.00	\$165.00	\$165.00	\$165.00

772-692-3322
www.eaglemarsh.com

01057258

Universal Land Title, Inc.

This Instrument Prepared by:
DYONNIA BEEGLE
789 S. Federal Highway Suite 212
Stuart, Florida 34994
(561) 286-0646 FAX (561) 288-3524
for the purposes of title insurance.

Property Appraisers Parcel I.D. (Folio) Number(s):
17-37-41-007-000-00350-00
Grantee(s) S.S.#(s):

WARRANTY DEED
(FROM CORPORATIO

INSTR # 1525068
OR BK 01584 PG 2640
RECORDED 09/28/2001 03:14 PM
MARSHA EWING
MARTIN COUNTY Florida
DOC TAX 1,113.70
RECORDED BY S Johnson

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made and executed the 26TH day of SEPTEMBER A.D. 2001 by ENGLE HOMES/PALM BEACH, INC.

a corporation existing under the laws of FLORIDA and having its principal place of business at 123 NW 13TH STREET, STE 300 BOCA RATON, FL 33432 hereinafter called the grantor, to ESTHER ANAGNOS

whose postoffice address is 341 NW BROKEN OAK TRAIL JENSEN BEACH, FL 34957 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 an in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in Martin County, Florida, viz:

Lot 35, JENSEN BEACH GOLF AND COUNTRY CLUB PLAT NO. 3 OF WEST JENSEN, P.U.D./D.R.I., according to the Plat thereof, as recorded in Plat Book 14, Page 63, public records of Martin County, Florida.

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 it is lawfully seized of said land in fee simple, that it has good right and lawful authority to sell and convey said land; that it 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, 2000, restrictions, reservations, covenants and easements of record, if any.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____ Secretary

Signed, sealed and delivered in our presence:

Dyonnia Beegle
Witness Signature

Dyonnia C. Beegle
Printed Name

Sandra E Marcum
Witness Signature

SANDRA E. MARCUM
Printed Name

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 26TH day of SEPTEMBER 2001 by GREG PILLEN, Vice Pres. of ENGLE HOMES/PALM BEACH, INC.

a FLORIDA Corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ as identification and did _____ take an oath.

Notary Signature: Dyonnia Beegle

Printed Notary Signature

Title or Rank:

Serial Number:

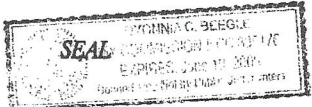
My Commission Expires:

ENGLE HOMES/PALM BEACH, INC.

BY: Greg Pellen

GREG PILLEN
VICE PRESIDENT

Printed Name and Title



HON. RUTH PIETRUSZEWSKI
REAL ESTATE

MARTIN COUNTY

Header1

ACCOUNT NUMBER: 17-37-41-007-000-00350.00000	2015	TAX DISTRICT: 6006	
ASSESSED VALUE: 159,007	EXEMPTIONS: * SEE BELOW *	TAXABLE VALUE:	109,007
TAKING AUTHORITY	PHONE	MILLAGE	ASSESSED
COUNTY-GENERAL FUND-OP	772-288-5504	6.1264	159,007
SCHOOL-GENERAL FUND	772-219-1200	4.8500	159,007
SCHOOL - DISCRETIONARY	772-219-1200	.7480	159,007
SCHOOL CAPITAL OUTLAY	772-219-1200	1.5000	159,007
CHILDRENS SERVICES ORDNCS	772-288-5758	.3618	159,007
FL-INLAND NAVIGATION DIST	561-627-3386	.0320	159,007
DISTRICT ONE MSTU	772-288-5504	.0000	159,007
MSTU FIRE RESCUE UNINCORP	772-288-5504	2.5263	159,007
MSTU-PARKS & RECREATION	772-288-5504	.1488	159,007
MSTU UNINCORP STORMW/ROAD	772-288-5504	.5921	159,007
SOUTH FLORIDA WATER MANAGEMENT	561-686-8800	.3551	159,007
EXEMPTION:REG HMST 25,000			
ADDL HX 25,000			
			EXEMPTIONS
			TAXABLE
			TAXES
			667.82
			649.93
			100.24
			201.01
			39.44
			3.49
			0.00
			275.38
			16.22
			64.54
			38.71

Header2

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:	0.00
		COMBINED TAXES & ASSESSMENTS TOTAL:	2,056.78
		17 37 41	
		LOT 35 PLAT 3 JENSEN BEACH GOLF	
		& COUNTRY CLUB OF WEST JENSEN PU	
		D (PB 14 PG 63)	
341 NW BROKEN OAK TRAIL			
17-37-41-007-000-00350.00000	2015		
ANAGNOS, ESTHER			
341 NW BROKEN OAK TRL			
JENSEN BEACH, FL 34957			

*** PAID *** PAID *** PAID ***
03/03/16 PERIOD 05

MAR 1-MAR 31	APR 1-APR 29	MAY 1-MAY 31	ONLY	CERTIFIED	DELINQUENT ON
2,056.78	2,128.48	2,133.48	FUNDS AFTER	MARCH 31, 2016	APRIL 1, 2016

HON. RUTH PIETRUSZEWSKI
REAL ESTATE
MARTIN COUNTY

MAR 1-MAR 31	APR 1-APR 29	MAY 1-MAY 31	ONLY	CERTIFIED	DELINQUENT ON
2,056.78	2,128.48	2,133.48	FUNDS AFTER	MARCH 31, 2016	APRIL 1, 2016

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		6006		

VALUES AND EXEMPTIONS TAXES 2,056.78 HON. RUTH PIETRUSZEWSKI
ASSESSMENT 159,007 TOTAL 2,056.78 3485 SE WILLOUGHBY BLVD
STUART, FL 34994

17 37 41
LOT 35 PLAT 3 JENSEN BEACH GOLF
& COUNTRY CLUB OF WEST JENSEN PU
D (PB 14 PG 63)

17-37-41-007-000-00350.00000 2015 *** PAID *** PAID *** PAID ***
ANAGNOS, ESTHER 03/03/16 PERIOD 05
341 NW BROKEN OAK TRL 703-2015-0002388.0001
JENSEN BEACH, FL 34957 \$2,056.78 CK

Homeowners' Association/Community Disclosure

FLORIDA ASSOCIATION OF REALTORS®

[This Rider is intended for use in conjunction with The Contract for Sale and Purchase or Residential Sale and Purchase Contract]

Buyer's initials - Seller's initials: If to be made a part of the Contract.

() () - - () ()

IF THE DISCLOSURE SUMMARY REQUIRED BY CHAPTER 720, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Jensen Beach Country Club HOA
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ 669.95 PER Quarte. YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. IF APPLICABLE, THE CURRENT AMOUNT IS \$ _____ PER _____.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE

BUYER

DATE

BUYER

7/11

PropertyInfo Title Search Services

TITLE SEARCH REPORT

File #: 20160752

Associated File # 11821268

PropertyInfo Title Search Services and/or their agent has searched the Martin County, Florida records for the period shown relative to title to the real property described below, and provides the following title search report (TSR) for Law Office of Jordan Fields, PA

Search Type: FL RES Cash Sale

The search period was to 6/21/2016 at 08:00.

Property Address: 341 NW Broken Oak Trail, Jensen Beach FL 34957
Seller: Esther Anagnos
Buyer/Borrower: TBD - Auction
Title Vested In: Esther Anagnos, by virtue of that certain conveyance recorded in Official Records Book 1584, Page 2640, of the Public Records of Martin County, Florida.

Interest or Estate (Fee Simple/Leasehold): FEE SIMPLE

Legal Description

Lot 35, Jensen Beach Golf and Country Club Plat No. 3 of West Jensen, P.U.D./D.R.I., according to the Plat thereof, as recorded in Plat Book 14, Page 63, of the Public Records of Martin County, Florida.

Taxes

Mortgages, Liens & Court

Record a Warranty Deed from Esther Anagnos to To Be Determined, conveying the property in Schedule "A".

NOTE: If the grantors are individuals, and the property is homestead property, the spouse of said grantor must join in the execution of the Deed/Mortgage. If not homestead, then a statement to that effect must be reflected on the Deed/Mortgage.

Affidavit from the current owner stating there are no open mortgages that would affect the subject property. The company reserves the right to make such additional requirements as it may deem necessary.

We must be furnished a letter from the Jensen Beach Country Club Association, Inc., reciting that there are no liens by reason of the non-payment of special, monthly or annual assessments. Said letter must cover the month of closing.

The name or names of the proposed insured under the policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.

Payment of any and all Special Assessments, Bills, Charges or Municipal Liens levied and/or assessed.

Additional Matters of Record

Taxes for the year 2016 and subsequent years, which are not yet due and payable.

Any lien arising under Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water system, sewer system or gas system servicing the lands described herein.

All matters shown on the Plat recorded in Plat Book 14, Page 63, of the Public Records of Martin County, Florida.

Covenants, conditions, easements and restrictions recorded in Official Records Book 1349, Page 624, of the Public Records of Martin County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis.

Resolution No. 89-10.2 recorded in Official Records Book 833, Page 2105, and all amendments thereto, of the Public Records of Martin County, Florida.

West Jensen Planned Unit Development Agreement as recorded in Official Records Book 849, Page 1964, and all amendments thereto, of the Public Records of Martin County, Florida.

Certificate of Public Facilities Exemption as recorded in Official Records Book 1085, Page 1288 and Official Records Book 1175, Page 2260, of the Public Records of Martin County, Florida.

Water and Wastewater Service Agreement recorded in Official Records Book 1353, Page 614, of the Public Records of Martin County, Florida.

Easement Agreement recorded in Official Records Book 1389, Page 1315, of the Public Records of Martin County, Florida.

Assignment of Rights as Developer and Development Documents recorded in Official Records Book 1389, Page 1323, of the Public Records of Martin County, Florida.

Declaration of Covenant Regarding Annexation recorded in Official Records Book 1392, Page 229, of the Public Records of Martin County, Florida.

Limited Assignment of Rights Under Declaration recorded in Official Records Book 2014, Page 1375, of the Public Records of

Martin County, Florida.

NOTE: The following is for informational purposes only and is provided without any assurance or guarantee. Taxes and assessments for the year 2015 under Tax I.D. Number 17-37-41-007-000-00350.00000, showing a gross amount of \$2,056.78 were paid in the amount of \$2,056.78 on 03/03/2016.

NOTE: Title to the estate or interest shown in Schedule A was acquired by Warranty Deed from Engle Homes/Palm Beach, Inc. to Esther Anagnos, recorded on 09/28/2001, in Official Records Book 1584, Page 2640, of the Public Records of Martin County, Florida.

The following 24 month chain of title is shown for informational purposes only and not the purpose of insuring: None.

County Notes

Tax Contact Info:
772-288-5600

Tax Site:
<http://taxcol.martin.fl.us/ws/>

Notice: This report, as written (and any supplements or amendments hereto), is issued solely for use in connection with the issuance of Commitments for Title Insurance, Policies of Title Insurance, Preliminary and Final Judicial Reports, or Title Guaranties of Stewart Title Guaranty Company. This report shall not be considered, nor used as a commitment or policy of title insurance.

THIS REPORT IS NOT AN ABSTRACT, EXAMINATION, REPORT, OR REPRESENTATION OF FACT OR TITLE AND DOES NOT CREATE AND SHALL NOT BE THE BASIS OF ANY CLAIM FOR NEGLIGENCE, NEGLIGENT MISREPRESENTATION OR OTHER TORT CLAIM OR ACTION. THE SOLE LIABILITY OF COMPANY AND ITS TITLE INSURANCE AGENT SHALL ARISE UNDER AND BE GOVERNED BY THE CONDITIONS OF THE COMMITMENT

RADON GAS DISCLOSURE

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guide lines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health department.

Buyer

Date

Buyer

Date



AUCTION REGISTRATION FOR REAL ESTATE

Associate Auctions, LLC

Licensed Real Estate Broker • BK3070353

608 Colorado Ave

Stuart, FL 34994 • (772) 219.8108

Bid # _____ License # _____

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Business Phone: _____ Home Phone: _____

Cell Phone: _____ Email Address: _____

How did you hear about this Auction? _____

TERMS & CONDITIONS OF SALE

1. Everything is sold "As-Is, Where Is." "As-Is, Where Is" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
2. All Sales are subject to 10% Buyer's Premium, added to the Bid Price.
3. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Martin County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any such suit, action or proceeding in court
4. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
5. In the event that Auctioneer or Seller are required to take any action to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
6. All parties signing this Auction Registration in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
7. It is further acknowledged by the undersigned that this Auction Registration has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature: _____ Date: _____

Print Name: _____

BID NUMBER: _____
 BID ACKNOWLEDGEMENT
 AND RECEIPT FOR DEPOSIT



Associate Auctions, LLC
 Licensed Real Estate Broker • BK3070353
 608 Colorado Ave
 Stuart, FL 34994 •
 (772) 219.8108

Name: _____ Company Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Email: _____

The undersigned (hereinafter "Buyer") hereby acknowledges that he/she has agreed to purchase the following property at auction: 341 NW Broken Oak Trail, Jensen Beach, Florida 34957, conducted by Associate Auctions on July 28th, 2016.

Parcel Number: 17-37-41-007-000-00350-0 Bid Price.....\$ _____
 10% Buyer's Premium\$ _____
 Total Contract Price\$ _____
 Cash or Cashier's Check Tendered\$ _____

CONDITIONS

1. This purchase is subject to the terms and conditions contained in the Purchase & Sales Contract which has been posted and available for Buyer's review and the Auctioneer's opening remarks.
2. Statements made by personnel of Associate Auctions, LLC., and statements made from the auction podium are based upon information given by the Seller this information is believed to be correct and accurate, however Associate Auctions has not made any independent determination to confirm the accuracy of such information.
3. Buyer acknowledges that he or she has been given the opportunity to inspect the property and to make an independent evaluation of the property without regard to whether or not Buyer actually inspected the property and without regard to any statements or representations made by Seller and/or Associate Auctions. Further, Buyer acknowledges that Buyer has conducted all due diligence and investigations Buyer feels necessary or appropriate regarding the purchase of this property.
4. The term "Sold" as stated by the Auctioneer upon the acceptance of a bid, is an acknowledgement that such bid is the highest bid.
5. The term "As-Is, Where Is." "As-Is, Where Is" means that the property is purchased as it exists without any representations or warranties whatsoever regarding its physical condition or quality. Any and all warranties regarding the marketability of title are given by the Seller only and are contained in the Purchase and Sale Contract.
6. This Agreement is binding upon the parties hereto and their heirs, successors and assigns.
7. The undersigned hereby agrees that any suit, action or legal proceeding arising out of or relating to the auction shall be brought solely and exclusively in the courts of the State of Florida in and for Martin County, Florida, and consent to the jurisdiction of such court in any suit, action or proceeding and waive any objection which it may have to the laying of venue of any such suit, action or proceeding in court
8. The undersigned, in his or her individual capacity, personally guarantees payment of the gross bid.
9. In the event that Auctioneer or Seller are required to take any action to take any action to enforce the terms of this Auction Registration, Auctioneer and/or Seller shall be entitled to recover from Buyer all of their reasonable attorneys' fees and costs. Reasonable attorneys' fees shall include those fees incurred before, during and after litigation, including those incurred in attempting collection without litigation, and in litigating in all trial and appellate levels, as well as those incurred in any bankruptcy proceedings and post-judgment proceedings.
10. All parties signing this Bid Acknowledgment in any representative capacity represent that they have the authority to sign on behalf of such party or entity.
11. It is further acknowledged by the undersigned that this Bid Acknowledgment has been read and understood by the undersigned before signing it and that the undersigned understands and consents to its contents.

Signature: _____ Date: _____

Print Name: _____

BACK UP BUYER REQUEST FORM

In the event any of the following property does not close,
please contact me immediately.

Bidder No: _____ Amount of Bid: _____

Property: _____

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Signature: _____

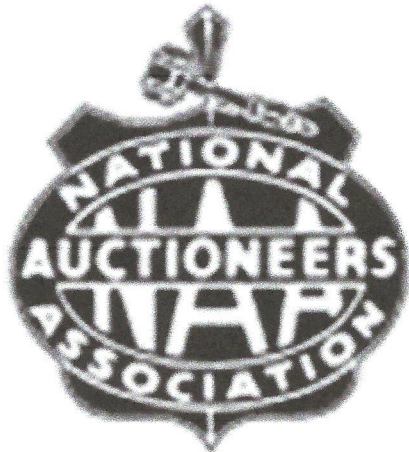
Associate Auctions, LLC
Licensed Real Estate Broker • BK3070353
608 Colorado Ave
Stuart, FL 34994 • (772) 219.8108



Bid Rigging is a Felony

Agreements among buyers at auctions not to bid against each other for the purpose of purchasing goods at low and noncompetitive prices can be a criminal violation of federal antitrust laws and punishable by fines and imprisonment.

Section 1 of the Sherman Act (15 U.S.C. 1) prohibits bid rigging agreements among competitors if they affect or restrain interstate commerce. Upon conviction, violators are subject to a fine of up to \$250,000 and/or three years of imprisonment. Corporations are subject to a fine of up to \$10 million.



Information provided as a service to members of the National Auctioneers Association, 8880 Ballentine, Overland Park, Kansas 66214 in cooperation with the United States Department of Justice