

PROPERTY REPORT

December 12, 2019

Richard M. Klitenick, PA
1009 Simonton
Key West, FL 33040

RE: Quality Auto and Diesel Repair
5180 Sunkrest Road
Key West, FL 33040

Lot 29 & 30, and adjacent bay bottom, Sun Krest Stock Island, according to the Plat thereof, as recorded in Plat Book 1, page 107, of the Public Records of Monroe County, Florida.

A search was made of the Public Records of Monroe County from March 5, 1980 through November 25, 2019

OFFICIAL RECORD BOOK AND PAGE	DOCUMENT IDENTIFICATION AND DATE
2734/2443	Minor Conditional Use Permit for Development Order NO. 01-15; for use as automotive repair and outdoor storage; light industrial use ; Recorded 4/14/15 re-recorded in 2905/2266; Recorded 5/9/18 to add time extension
2723/1999	Certificate of Incorporation; Quality Mobile Auto Repair active status thought 12/31/14
2723/2003	Mortgage; Dated 2/4/15 Recorded 2/6/15 Mortgagor; Quality Mobile Auto Repair, Inc Mortgagee; Branch Banking and Trust Company Amount \$380,000 Lots 29, 30, 31, 32 and bay bottom adjacent to 29 & 30 Assignment of Rents and Leases 2723/2009
2691/1424	Warranty Deed; Dated 6/25/14 Recorded 6/26/14 Grantor; Suncrest Landing LLC Grantee; Qulaity Mobile Auto Repair, Inc Mortgage 2691/1427 Satisfied 2727/1394

2630/2246	Limited liability Company Affidavit Suncrest Landing, LLC; by Walter Samuel Holland, JR and Roberta H. Holland, sole members. they are authorized to execute documents for Mortgage modification to First State Bank; Dated 5/24/13 Recorded 5/28/12
1982/1609	Mortgage dated 3/5/04 recorded 3/10/04 Mortgagor: Suncrest Landing, LLC Mortgagee; First State Bank of the Florida Keys Amount; 225,000 1982/1618; Assignment of Rents No satisfaction found of record – this Mortgage was not included in the consolidation in 2630/2247
1982/1607	Warranty Deed: dated 3/5/04 recorded 3/10/04 Grantor: Earle J. Lerette, married man Grantee; Suncrest Landing, LLC Not Homestead Property of Grantor Mortgages in 2231/1913, 2449/444, 2582/160. 2582/182 are modified in 2452/2032, 2232/1913, 2487/1888 and modified and consolidate all mortgage in 2630/2247
1108/1446	Owner's Acknowledgment of Water Service Restrictions dated: 10/6/89 recorded: 10/17/89. Theresa Lerette acknowledges that Florida Keys Aqueduct Authority will provide service for one unit on the property
831/1132	Warranty Deed dated: 5/7/81 recorded: 5/14/81 Grantor: Earle J. Lerette, no marital status recited. Grantee: Theresa Lerette, no marital status recited
806/2164	Warranty Deed dated: 2/28/80 recorded: 3/5/80 Grantor: American Moving & Storage, Inc. Grantee: Earle J. Lerette.
54/78	TIIF Deed # 21115 Grantee: American Moving and Storage, Inc. Conveys the submerged parcel adjacent to lots 29 and 30 Described as parcel 1; TIIF deed has a reservation for 3/4 all phosphate, mineral and metal and 1/2 all petroleum be retained.

In Re: Estate of Alice Theresa Lerette.
Aka Theresa Lerette
Probate Division Highland County, FL # PC03-581
Date of death: 11/9/97

1971/767 Order of Summary Administration (Intestate) recorded: 1/30/04 in Monroe County. Distribution of this property to Earl J. Lerette
1971/769: Death Certificate DOD 11/9/97 recorded 1/30/04; surviving spouse; Earle Lerette

DEED RESTRICTIONS: None
PLATTED: recorded 4/24/25
WATER: yes

LOT 29

TAX INFORMATION: ALTERNATE KEY: 1167151 RE: 00132690-000000
2019 TAX ASSESSMENT:

TOTAL: 335,854
LESS HOMESTEAD:
TAXABLE: 335,852

2019 Taxes were paid in the amount 3,372.01 on 11/5/19
Gross amount of Taxes \$3,512.51
There are no delinquent taxes due.

LOT 30

TAX INFORMATION: ALTERNATE KEY: 1167169 RE: 00132700-000000
2019 TAX ASSESSMENT:

TOTAL: 313,215
LESS HOMESTEAD:
TAXABLE: 313,215

2019 Taxes are DUE in the amount of \$2,813.81 if paid by December 31, 2019
Gross amount of Taxers \$\$2900.84
There are no delinquent taxes due.

Bay Bottom

TAX INFORMATION: ALTERNATE KEY: 1157601 RE: 001234760-000000
2019 TAX ASSESSMENT:

TOTAL: 55
LESS HOMESTEAD:
TAXABLE: 55

2019 Taxes were not due on this parcel.
There are no delinquent taxes due.

Personal Property Taxes

TAX INFORMATION: ALTERNATE KEY: 9099658

2019 TAX ASSESSMENT:

TOTAL: 5,376

LESS HOMESTEAD:

TAXABLE: 5,376

2019 Taxes are not due on this parcel

No responsibility is assumed for this report beyond the amount paid by the client.

Searched and prepared by: _____

Susann D'Antonio