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Prepared by:  
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P.O. Box 1300  
Pompano Beach, FL 33061

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BROWARD COUNTY COMMISSION  
DEPUTY CLERK 1016  
#2, 4 Pages

## MORTGAGE DEED AND NOTE MODIFICATION AGREEMENT

This Agreement made this the 26<sup>th</sup> day of MAY, 2011, between NOVICE MCLISH, a single woman, whose post office address is 2021 NW 6th Court, Pompano Beach, Florida 33069, hereinafter referred to as Mortgagor, and the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY, whose post address is 100 W. Atlantic Blvd., Pompano Beach, Florida, 33060, hereinafter referred to as Mortgagee.

The parties recite and declare that:

A. Mortgagee is the owner and holder of a certain Promissory Note dated October 10, 2007, executed by Mortgagor, secured by a Mortgage of even date therewith ("Mortgage"), recorded in Official Records Book 44715, Page 721 - 725 of the Public Records of Broward County, Florida, encumbering certain real property described as follows:

**Lot 95, Pompano Springs Replat, according to the plat thereof as recorded in Plat Book 173, Pages 171 - 175 of the Public Records of Broward County, Florida**

B. The parties hereto desire to modify the terms stated in the Mortgage Deed and Promissory Note.

For the reasons set forth above, and in consideration of the mutual covenants and promises of the parties hereto, Mortgagor and Mortgagee covenant and agree as follows:

That the terms of the Promissory Note hereinabove referenced be and the same is hereby modified and amended to read as follows nunc pro tunc from the date said Mortgage Deed and Promissory Note was recorded:

FOR VALUE RECEIVED, the undersigned Borrower(s)/Mortgagor(s) jointly and severally promise(s) to pay to the POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY (CRA), or its successors and assigns (herein called "Lender"), the maximum principal sum of Seventy Eight Thousand and 00/100 Dollars (\$78,000.00), or such lesser amount as may be endorsed on this note on behalf of Lender, which is a loan in the form of a Deferred Payment Loan-to-Grant.

Upon transfer, sale or conveyance of the Property, the Borrower(s)/Mortgagor(s), of the above-described property, shall pay to the CRA a Recapture Amount, if any, as follows:

A. For transfer, sale or conveyance of the Property within ~~seven (7)~~ ten (10) years from the Note date, the full difference between the original, actual purchase price (including the value of the land) and the re-sale price of the property, up to the loan

4

amount, less the Owner's down payment and any mortgage principal reduction that may have occurred through payment shall be due and owing.

B. For transfer, sale or conveyance of the Property after ~~eight (8)~~ one (1) to ~~thirty (30)~~ ten (10) years from the Note date, the recapture amount as calculated in Section A. hereinabove reduced at the rate of ~~one ten~~ percent (10%) for each year lapsed from the Note date shall be due and owing.

C. After ~~thirty (30)~~ ten (10) years from the note date, should all sums due and owing, if any, be paid, the mortgage principal shall be forgiven.

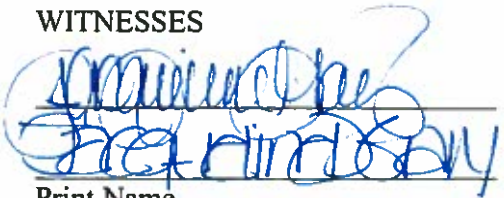
D. All sums due and owing shall bear interest at the rate of twelve percent (12%) per year as provided by Florida Statutes if not paid within thirty (30) days of the transfer, sale or conveyance.

All terms, covenants and conditions of the said Mortgage Deed and Promissory Note, except as herein modified, shall remain in full force and effect.

This agreement shall be binding on all the heirs and assigns of the respective parties hereto.

In Witness Whereof, the parties have executed this agreement the day and year first above written.

WITNESSES

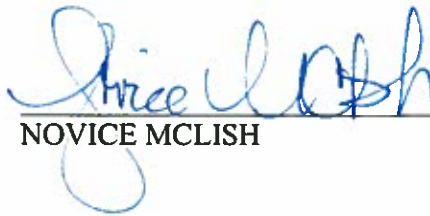


Print Name

Friend

L Friend

Print Name



NOVICE MCLISH

STATE OF FLORIDA :  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me on the 26<sup>th</sup> day of MAY, 2011, by NOVICE MCLISH, who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE (type of identification) as identification.

NOTARY SEAL:

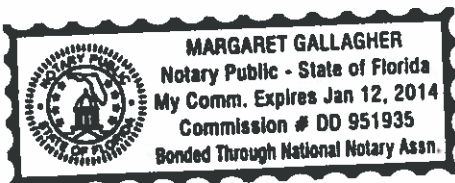
NOTARY PUBLIC, STATE OF FLORIDA

MARGARET GALLAGHER

Print Name

DD 951935

(Commission Number)



Signed, Sealed and Witnessed  
In the Presence of:

**POMPANO BEACH COMMUNITY  
REDEVELOPMENT AGENCY**

Christine Wodka  
Print Name: Christine Wodka

By: [Signature]  
Lamar Fisher, Chairman

Shelley R. Bartholomew  
Print Name: Shelley R. Bartholomew

ATTEST: [Signature]  
Margaret Gallagher, Secretary

**EXECUTIVE DIRECTOR:**  
Redevelopment Management Associates, LLC  
a Florida limited liability company

Joann M. Pien-Ovesky  
Print Name: JOANN M. PIEN-OVESKY

By: MetroStrategies, Inc., a Florida corporation  
a managing member

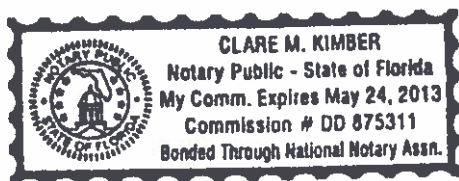
[Signature]  
Print Name: Horacio Sanchez

By: [Signature]  
Kim Briesemeister, President  
and  
By: [Signature]  
Christopher J. Brown  
a managing member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of June, 2011 by LAMAR FISHER as Chairman of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:

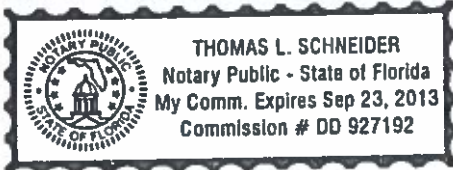


[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA  
Clare M. Kimber  
(Name of Acknowledger Typed, Printed or Stamped)  
DD 875311  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2011 by MARGARET GALLAGHER, Secretary of the Pompano Beach Community Redevelopment Agency, who is personally known to me.

NOTARY'S SEAL:



Thomas L. Schneider  
NOTARY PUBLIC, STATE OF FLORIDA

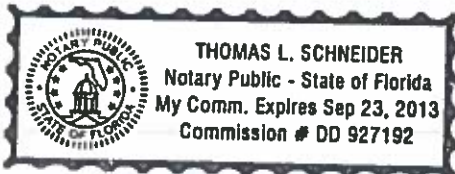
THOMAS L SCHNEIDER  
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2011, by KIM BRIESEMEISTER, President of MetroStrategies, Inc., as Managing Member of Redevelopment Management Associates, LLC on behalf of the limited liability company. She is personally known to me or who has produced (type of identification) as identification.

NOTARY'S SEAL:



Thomas L. Schneider  
NOTARY PUBLIC, STATE OF FLORIDA

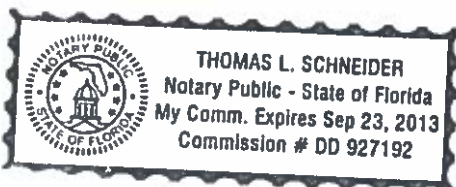
THOMAS L SCHNEIDER  
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192  
Commission Number

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June, 2011, by CHRISTOPHER J. BROWN, as Managing Member of Redevelopment Management Associates, LLC, on behalf of the limited liability company. He is personally known to me or who has produced (type of identification) as identification.

NOTARY'S SEAL:



Thomas L. Schneider  
NOTARY PUBLIC, STATE OF FLORIDA

THOMAS L SCHNEIDER  
(Name of Acknowledger Typed, Printed or Stamped)

DD 927192  
Commission Number





Site Address	2021 NW 6 COURT, POMPANO BEACH FL 33069	ID #	4842 34 35 0950
Property Owner	MCLISH,NOVICE	Millage	1512
Mailing Address	2021 NW 6 CT POMPANO BEACH FL 33069	Use	01
Abbr Legal Description	POMPANO SPRINGS REPLAT 173-171 B LOT 95		

The just values displayed below were set in compliance with **Sec. 193.011**, Fla. Stat., and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$27,030	\$222,170	\$249,200	\$113,480	
2017	\$27,030	\$193,240	\$220,270	\$111,150	\$1,545.56
2016	\$22,530	\$185,580	\$208,110	\$108,870	\$1,499.38

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$249,200	\$249,200	\$249,200	\$249,200
Portability	0	0	0	0
Assessed/SOH 09	\$113,480	\$113,480	\$113,480	\$113,480
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$63,480	\$88,480	\$63,480	\$63,480

Sales History			
Date	Type	Price	Book/Page or CIN
10/10/2007	SWD-D	\$289,900	44715 / 716
9/14/2004	QC*	\$100	38354 / 249
9/26/2003	WD*	\$485,700	36173 / 216

\* Denotes Multi-Parcel Sale (See Deed)

Land Calculations		
Price	Factor	Type
\$3.00	8,998	SF
\$0.51	74	SF
Adj. Bldg. S.F. (Card, Sketch)		2836
Units/Beds/Baths		1/4/2.5
Eff./Act. Year Built: 2009/2008		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3B					
R			3B					
1			.21					