

Exhibit B

This instrument prepared by & return to: Tamar N. Hamilton  
Tamar N. Hamilton, P.A.  
8747 NW 50th Street  
Lauderhill, FL 33351  
Consideration: \$195,000.00  
Tax ID No: 494111AD2490  
Our File: 2023-830

### General Warranty Deed

Made this 31st day of May, 2023 by **Michelle Hagues Fullwood, a married woman** whose post office address is: 6771 Ixora Drive, Miramar, FL 33023, hereinafter called the grantor, to: **PRAISE EXPERIENCE WORLD OUTREACH CHURCH, INC**, a Florida Not-For Profit Corporation whose post office address is: 1625 S. State Road 7, North Lauderdale, FL 33068 hereinafter called the grantee,

(Whenever used herein the term "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 and in consideration of the sum of One Hundred Ninety-Five Thousand and 00/100 Dollars (\$195,000.00), and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Broward, Florida, viz:

**Unit No. 6, Building 45 of SHAKER VILLAGE CONDOMINIUM, PHASE I, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 5224, Page 154, and all exhibits and amendments thereof, Public Records of Broward County, Florida.**

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **494111AD2490**

**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; that the grantor 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 12/31/2022.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
Witness  
Printed Name: Shaneil Hamilton

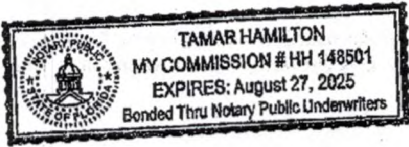
[Signature]  
Michelle Hagues Fullwood

[Signature]  
Witness  
Printed Name: Tamar Hamilton

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31st day of May, 2023 by Michelle Hagues Fullwood who  is personally known or  has produced a driver's license as identification.

[Seal]



[Signature]  
Notary Public  
Print Name: Tamar Hamilton  
My Commission Expires: 8/27/2025

SHAKER VILLAGE CONDOMINIUM ASSOCIATION, INC  
40 MEACHAM LANE  
TAMARAC, FL 33319

**CERTIFICATE OF APPROVAL TO PURCHASE**

Shaker Village Condominium Association, Inc. hereby certifies that

**Marlon Bolton of  
Praise Experience World Outreach Church, Inc.**

has been approved by the Shaker Village Condominium Association, Inc. as the purchaser of the following described property located in Broward County, Florida:

**5 Ann Lee Lane Tamarac FL**

**SELLER(S):** Michelle E Hagues



05/30/2023

DATE:



WITNESS SIGNATURE

PRESIDENT SIGNATURE



BOARD MEMBER SIGNATURE



**PROPERTY SUMMARY**

**Tax Year:** 2023

**Property ID:** 494111AD2490

**Property Owner(s):** PRAISE EXPERIENCE WORLD  
 OUTREACH CHURCH INC

**Mailing Address:** 1625 S STATE RD 7 NORTH LAUDERDALE, FL 33068-2402

**Physical Address:** 6 ANN LEE LANE TAMARAC, 33319

**Property Use:** 04 - Condominium

**Millage Code:** 3112

**Adj. Bldg. S.F.:** 1800

**Bldg Under Air S.F.:**

**Effective Year:** 1974

**Year Built:** 1973

**Units/Beds/Baths:** 1 / 3 / 2

**Deputy Appraiser:** Condo Department

**Appraisers Number:** 954-357-6832

**Email:** [condoinfo@bcpa.net](mailto:condoinfo@bcpa.net)

**Zoning:** R-3 - LOW DENSITY MULTIFAMILY  
 RESIDENTIAL DISTRICT

**Abbr. Legal Des.:** SHAKER VILLAGE PHASE 1  
 CONDO UNIT 6 BLDG 45 PER CDO BK/PG:  
 5224/154

**PROPERTY ASSESSMENT**

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2023	\$22,510	\$202,580	0	\$225,090	\$147,780	
2022	\$19,650	\$176,830	0	\$196,480	\$134,350	\$4,002.36
2021	\$15,240	\$137,120	0	\$152,360	\$122,140	\$3,576.11

**EXEMPTIONS AND TAXING AUTHORITY INFORMATION**

	County	School Board	Municipal	Independent
Just Value	\$225,090	\$225,090	\$225,090	\$225,090
Portability	0	0	0	0
Assessed / SOH	\$147,780	\$147,780	\$147,780	\$147,780
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	\$147,780	\$225,090	\$147,780	\$147,780

**SALES HISTORY FOR THIS PARCEL**

Date	Type	Price	Book/Page or Cin
05/31/2023	Warranty Deed Disqualified Sale	\$195,000	118919002
09/26/2005	Warranty Deed	\$214,000	40685 / 1176
08/01/1995	Warranty Deed	\$62,500	23769 / 432
12/01/1992	Warranty Deed	\$55,000	20148 / 861
06/01/1982	Warranty Deed	\$58,000	

**LAND CALCULATIONS**

Unit Price	Units	Type

**RECENT SALES IN THIS SUBDIVISION**

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
494111AD2490	05/31/2023	Warranty Deed	Disqualified Sale	\$195,000	118919002	6 ANN LEE LN TAMARAC, FL 33319
494111AD0970	04/14/2023	Warranty Deed	Qualified Sale	\$280,000	118795828	13 PLEASANT HILL LN TAMARAC, FL 33319
494111AD3440	03/20/2023	Warranty Deed	Qualified Sale	\$305,000	118746244	59 ANN LEE LN TAMARAC, FL 33319
494111AD0660	11/21/2022	Warranty Deed	Qualified Sale	\$235,000	118531693	4 PLEASANT HILL LN TAMARAC, FL 33319
494111AD2030	10/04/2022	Warranty Deed	Qualified Sale	\$270,000	118442192	67 SPINNING WHEEL LN TAMARAC, FL 33319

**SPECIAL ASSESSMENTS**

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Tamarac Fire (31) Residential (R)	Tamarac Solid Waste (T)					Tamarac Stormwater (TM)		
1	1.00					1.00		

**SCHOOL**

<b>Pinewood Elementary:</b> B
<b>Silver Lakes Middle:</b> C
<b>Boyd H. Anderson High:</b> I

**ELECTED OFFICIALS**

Property Appraiser	County Comm. District	County Comm. Name	US House Rep. District	US House Rep. Name
Marty Kiar	8	Robert McKinzie	20	Sheila Cherfilus-McCormick
Florida House Rep. District	Florida House Rep. Name	Florida Senator District	Florida Senator Name	School Board Member
97	Lisa Dunkley	32	Rosalind Osgood	Dr. Jeff Holness

**2023 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# N14000002398

**Entity Name:** PRAISE EXPERIENCE WORLD OUTREACH CHURCH, INC.

**Current Principal Place of Business:**

1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33068

**Current Mailing Address:**

1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33068 US

**FEI Number: NOT APPLICABLE**

**Certificate of Status Desired: No**

**Name and Address of Current Registered Agent:**

BOLTON, MARLON D. REV.  
1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33068 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:** REV. MARLON D. BOLTON

07/13/2023

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title DIRECTOR  
Name BOLTON, MARLON D REV.  
Address 1625 S. STATE ROAD 7  
City-State-Zip: NORTH LAUDERDALE FL 33068

Title DIRECTOR  
Name ALEXANDER, CORI P  
Address 1625 S. STATE ROAD 7  
City-State-Zip: NORTH LAUDERDALE FL 33068

Title DIRECTOR  
Name ROBINSON, TRACE N MIN.  
Address 1625 S. STATE ROAD 7  
City-State-Zip: NORTH LAUDERDALE FL 33068

Title DIRECTOR  
Name TYSON-BOLTON, CARLA FIRST LADY  
Address 1625 S. STATE ROAD 7  
City-State-Zip: NORTH LAUDERDALE FL 33345

Title DIRECTOR  
Name RORIE, LINTEN  
Address 1625 S. STATE ROAD 7  
City-State-Zip: NORTH LAUDERDALE FL 33068

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** MARLON D. BOLTON

**DIRECTOR**

07/13/2023

Electronic Signature of Signing Officer/Director Detail

Date



Department of State / Division of Corporations / Search Records / Search by Officer/Registered Agent Name /

### Detail by Officer/Registered Agent Name

Florida Not For Profit Corporation

**PRAISE EXPERIENCE WORLD OUTREACH CHURCH, INC.**

Filing Information

**Document Number** N14000002398  
**FEI/EIN Number** N/A  
**Date Filed** 03/06/2014  
**State** FL  
**Status** ACTIVE

Principal Address

1625 S. State Road 7  
North Lauderdale, FL 33068

Changed: 05/01/2015

Mailing Address

1625 S. State Road 7  
NORTH LAUDERDALE, FL 33068

Changed: 04/06/2022

Registered Agent Name & Address

**BOLTON, MARLON D, REV.**  
 1625 S. STATE ROAD 7  
 NORTH LAUDERDALE, FL 33068

Name Changed: 04/30/2016

Address Changed: 04/30/2016

Officer/Director Detail

**Name & Address**

Title Director

**BOLTON, MARLON D, REV.**  
 1625 S. STATE ROAD 7  
 NORTH LAUDERDALE, FL 33068

Title Director

45

ALEXANDER, CORI P  
1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33068

Title Director

ROBINSON, TRACE N, MIN.  
1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33068

Title Director

Tyson-Bolton, Carla, FIRST LADY  
1625 S. STATE ROAD 7  
NORTH LAUDERDALE, FL 33345

Title Director

RORIE, LINTEN  
1625 S. State Road 7  
North Lauderdale, FL 33068

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	04/06/2022
2022	08/08/2022
2023	07/13/2023

#### Document Images

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