

**Broward County, Florida
Environmental Protection and Growth Management Department
Planning and Development Management Division
Historic Preservation Program**

**Application for Designation – Historic / Architectural / Archaeological / Paleontological
Resource Site**

Individual Historic Resource

I. GENERAL INFORMATION

Historic Name: KAYE STEVENS HOUSE (House No. 1)

Other Name(s): Kaye Stevens First House; Kaye Stevens First Residence

Address: 1624 East River Drive, Margate, Florida 33063

Location: Kaye Stevens House is located in north central Broward County within the City of Margate. The site is approximately 2000 ft. southwest of the intersection of West Copans Road and State Road 7 and 2000 ft. south of Kaye Stevens Park.

Township: 48 South **Range:** 41 East **Section:** 25

Municipality: Margate

Property Owner: Harold Briggs Trust (Angela Glad, Trustee)

Property Owner's Mailing Address: 1613 East River Drive, Margate, Florida 33063 or 5784 Johnson Lake Road, DeLeon Springs, Florida 32130

Property Owner's Daytime Phone Number: NA

Property Owner's E-mail Address: NA

Tax Folio Number: 4841 25 03 2020

Legal Description:

Lot Twenty (20), Block Seventeen (17), MARGATE THIRD ADDITION, according to the Plat thereof recorded in Plat Book 44, Page 48 of the Public Records of Broward County, Florida.

Type: Building

Existing Use: Single Family Residential

Existing Use: Single Family Residential

Land Use: Activity Center (Broward County Land Use Plan)
TOC or Transportation-Orientated Corridor (Margate Future Land Use)

Zoning: R-1 One Family Dwelling District (Margate Zoning)

Construction: CBS Construction

Date of Construction (if known): 1958/1959

Application for Designation

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Architect or Builder (if known): NA

Other: The subject property was the first home in Margate purchased by singer, actress and entertainer Kaye Stevens. The home was built in the late 1950s. It was purchased by Ms. Stevens shortly after construction and used as her primary residence for several decades.

II. SITE CRITERIA

1. **Period of Significance:** Mid Century (1958/1959)
2. **Has this site been previously surveyed, reviewed or recorded as a historical resource? (reference prior recordings or surveys if known).**

No. Although the original property owner was a well-known public figure and her residency in Margate was known, the house has not been previously surveyed or recorded.
3. **Has this site been recorded for the Florida Master Site File? (reference the FMSF recording number if affirmative).**

No. The property will be added to the FMSF after the County designation process is completed.
4. **Is this site listed or eligible for listing with the National Register of Historic Places? (reference the date of the certification of the nomination if known).**

Undetermined.
5. **Is this site potentially eligible for local designation? (if so, please reference the criteria for designation in bold that apply under Broward County Ordinance 2014-32)**

Yes. Under BC Ordinance 2014-32, "A site, building, structure object, or district that is not listed in the National Register of Historic Places may be designated only if it conveys an overall sense of past time and place by possessing at least three (3) of the following attributes of integrity: **location, design, setting**, materials, workmanship, **and association**, and is characterized by one (1) or more of the following:

 - a. Events associated with the site, building, structure, object, or district have made a significant contribution to the cultural, social, political, economic, scientific, religious, prehistoric, paleontological, or architectural history and have contributed to the pattern of history in the community, Broward County, South Florida, the State of Florida, or the nation; or
 - b. **The site, building, structure, object, or district is associated with the lives of persons significant in local, state, or national history;** or

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- c. The site, building, structure, object, or district embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master builder, architect, or designer; possesses high artistic values; or represents a significant and distinguishable entity, the components of which may lack individual distinction; or
- d. The site, building, structure, object, or district has yielded, or may be likely to yield, information important in prehistory or history; or
- e. The site, building, structure, object, or district has achieved significance within the last fifty (50) years as a result of the extraordinary importance of an event that occurred at the site on a local, state, or national level; the fragility of the resource; the community's strong associative attachment to the resource; or the significance of a building's architecture or architect; or
- f. The archaeological site is located within an archaeological zone, the site has been previously recorded with the Florida Master Site file, and the County has made a good-faith effort to obtain access to the property to conduct a reconnaissance level archaeological survey, but access to the property has been denied.

6. If the site is potentially eligible for designation, what local government issues construction or work-related permits for the property?

The City of Margate.

III. SITE CONTEXT & AREA BACKGROUND

Briefly Describe the Existing Area Context of the Site:

The Kaye Stevens House property is located within the limits of the City of Margate, a Broward County municipality located in north central Broward County. The City of Margate lies approximately 4 miles east of the “Everglades Wildlife Management Area – Water Conservation Area 2B” and 6.5 miles west of the Atlantic Ocean. The municipality was created from former farmlands, groves and ranches that had historically been pine rock lands, hammock islands and (Eastern Everglades) wetlands. The municipality includes an extensive system of canals, ponds and lakes that have enabled residential development since the 1950s by both, helping drain the land and making residential development attractive. An example of this is ‘Lake Margate,’ a small lake surrounded by single family residences located at the heart of the municipality and west of the city’s center. Margate is limited on the north by West Sample Road, on the east by canals and Banks Road, on the south it zigzags to its southernmost limit with Queen of Heaven Cemetery, and on the west by a north/south segment of the Stranahan River Canal.

The residential property is identified as Lot 20 of Block 17 on the platted area known as the “Margate – Third Addition.” Lot 20 spans 80 feet on the west (front) and east (rear) and 100 feet along the north and south (i.e., side) property lines. The property includes a 12-foot wide utility easement along the rear (east) property line.

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IV. SITE HISTORY

Briefly Describe the History of the Site:

Subdivision Platt

The area where the Kaye Stevens Residence is located was platted as “Margate - Third Addition” in June of 1957 under the direction of Hammon Enterprises, Inc., the owner of the lands, by J.W. McLaughlin Engineering, Inc. (located at 400 NE 3rd Ave., Ft Lauderdale). The plat was signed by Margate’s Town Clerk Marie E. Giroux on June 20, 1957; by Hammon Enterprises president Victor H. Semet and secretary Florence R. Semet on July 19, 1957; and, by the Clerk and Deputy Clerk of the Circuit Court on September 3, 1957.

Margate in the 1950s and 1960s

The Town of Margate was founded in May of 1955. Prior to incorporation the area had been farmed under Hiram Harmon who purchased thousands of acres in western Broward County in the 1920s. By the early 1950s the area now known as Margate had a large farming operation known for its beans, peppers and eggplants. Henry (‘Bud’) L. Lyons also farmed in the area and became known as the ‘Bean King.’ Margate was envisioned for the area as one of the first planned residential areas in western Broward. The name of the town (later city) was created out of the first three letters of the founder’s last name (i.e., Jack Marqusee) and the first four letters of the word ‘gateway’ since the town was considered a gateway to western Broward County. Marqusee’s original sales office was built in 1955 and located at 1400 West River Drive. The site was town’s first city hall, police station and chamber of commerce. A small park known as ‘Legacy Park’ marks the spot today. In 1959, city hall was moved to a different site (a building donated by Marqusee) known as the ‘Boathouse.’

The town had a popular selling point; ‘Lake Margate’ which included a public beach. New home buyers were attracted to the idea of a bathing beach and recreation center located far west of the ocean. When excavated, the lake was deeded to what was then the ‘Town of Margate’ by developer Marqusee. Lake Margate included the “Lake Shore Hotel” (also financed by Jack Marqusee) a 51-room lakeshore hotel built in the early 1960s where well-known singers and entertainers performed. The lake was open to the public for approximately 8 years before the beach was closed. After closure, the beach was never opened again to the public and bathing shifted to a swimming pool owned by the IBEC (a Margate development) company. In 1965 the pool was purchased by Margate for its residents.

In addition to its lake, the city included such amenities such as its own water works, sidewalks, parks, paved roads (in an era when most of western Broward had rock roads), modern concrete block/stucco homes and a professional planner as part of its municipal government team. Margate was a city for the future, known then as the “City with a Plan.”

Margate also included a premier roadway for the times known as ‘Margate Boulevard.’ The boulevard was (and remains) a wide roadway divided by a tree-lined median, beginning at State Road 7. The entrance to the boulevard was marked by the famous ‘Gates’ to Margate that were the town’s symbol

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and are on the city's seal. The residential area immediately north of Margate Boulevard, bisected by a north south road known as 'East River Drive,' would become the first homesite of Kaye Stevens.

Kaye Stevens

Catherine Louise Stephens or "Kaye Stevens" was a singer, actress, performer and comedienne who had homes in Margate for more than forty years. In a career remarkable for its range, she performed with Frank Sinatra, Sammy Davis Jr. and others as a part of the Rat Pack. She also sang solo at top clubs of the 1960 through 1970s, including Caesar's Palace and the Persian Room in New York City.

She appeared in six movies, earning a Golden Globe nomination for her role in the comedy "The New Interns." She was a cast member of the daytime drama "Days of Our Lives" for nine years. Several engagements with top entertainment shows on television such as The Tonight Show with Johnny Carson, Bob Hope Show, Frank Sinatra Show, Sammy Davis Jr. Show, the Temptations Show, the Judy Garland Experience and others, also added to her artistic fame. Throughout her career, she produced many singing albums including jazz, contemporary, and lounge or club music. In her later years Kaye Stevens performed gospel, inspirational and patriotic music.

Ms. Stevens overcame a difficult childhood to reach fame in the show business era of the 1950s through 1970s. Born in Pittsburgh, Pennsylvania, in 1932, she was foster child until the age of seven when she returned to her mother. She grew up in impoverished circumstances in Cleveland, Ohio. At an early age she demonstrated talent as a singer, especially in jazz. At small clubs her great wit, charm and powerful singing voice attracted fans and admiration. She was discovered by Ed McMahon, Johnny Carson's sidekick, at one of these small clubs leading to new bookings in larger venues. While singing at The Riviera's lounge in Las Vegas, Debbie Reynolds (the featured star of the main room) became ill and Miss Stevens was asked to fill in. She became an instant sensation and from this point on, her career as a singer/entertainer accelerated.

Ms. Stevens had a large heart and steadfast loyalty to the less fortunate throughout her life. During the Vietnam War, she performed with Bob Hope as part of his USO troupe on many war zone tours. This led to a life-long advocacy for veteran's rights performing almost always for veteran support events for no charge. In her later years, Ms. Stevens was involved in inspirational and spiritual support activities including church performances, testimonials and fund raising for religious support groups. Ms. Stevens was a major fund raiser in the construction of St. Vincent's Catholic Church in Margate, a parish she helped create. She was also called to civic causes and participated in many Margate promotional, celebratory and holiday events and fundraisers.

Ms. Stevens' relation to Margate developed early in the town's development. She had chosen to retreat to Margate in the late 1950s for anonymity and peace from entertainment life. "I can still sit on my porch and watch the blue jays and wood peckers in my backyard" she was quoted as saying. And for an entertainer of Las Vegas glitz, no matter how recognizable she was out West, she cherished the fact that "I don't have to be gorgeous all the time when I'm in Margate." Although it was peace she sought, Ms. Stevens was a known friend of developer Jack Marqusee and for years helped promote the city in commercials at his request. In Margate she first lived in 1624 East River Drive, a small one-story concrete block residence with jalousie windows, approximately one block to the west of State Road 7/US HWY 441. She lived in this house until she purchased a larger lakeside residence on 'Lake Margate' just west of downtown Margate, where she entertained many well-known

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celebrities of the day. The lakeside house (Ms. Stevens' second house in Margate) is located at 6434 Lakeshore Drive. Ms. Stevens continued to own her first Margate house, relocating her mother to the house. In 1995, Ms. Stevens the house was sold to Harold Briggs. In 2005, the house was

Ms. Stevens was highly admired and loved not only by her neighbors but by the surrounding community in addition to the City of Margate. In 1972, a lakefront municipal park on Royal Palm Boulevard, a short distance north of her first home, was named after her. Ms. Stevens continued to be active in Margate until 2004 when she moved to Central Florida. Ms. Stevens passed away in 2011 and was interred in Our Lady Queen of Heaven Cemetery (North Lauderdale). In her memory, the City rededicated and improved Kaye Stevens Park in 2014. A bronze statue was also dedicated to the entertainer in 2016.

Kaye Stevens' properties in Margate serve as tangible reminders of the residence and impact Ms. Stevens had on the community she chose to live in. They are significant to Margate and the County at large, by way of design and period association with a person of local and national recognition and who contributed to both local and national causes.

V. SITE PHYSICAL DESCRIPTION

Briefly Describe the Architecture / Construction / Design or Physical Elements of the Site:

The Kaye Stevens House is an 1156 square foot, 2-bedroom 1-bathroom, concrete block and stucco residence with a composition shingle, low pitch side-to-side gable roof, carport, concrete and tile floors, Florida Room and covered front porch area. The house was built in 1958. It entered into the County tax roll in 1959 (according to Broward County Property Appraiser's online property search information). The house was considered modern in its day and followed closely the type of residential models that the Margate Development Company first built to promote the area for residency. By today's standards, the house is fairly non-descript and modest. Stevens purchased the house on East River Drive in the late 1950s for \$9800 and lived there with her husband bandleader Tommy Amato. The house blends well with the surrounding Midcentury character of the neighborhood. In size it is a typical representation of period homes within the area, including an 11 ft. x 20 ft. carport on the house's north end; a 10 ft. x 17 ft. Florida Room on the northeast; an ample 11 ft. x 11 ft. utility room; and covered 10 ft. x 18 ft. porch and concrete slab.

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VI. APPLICANT INFORMATION

Applicant's Name: Broward County Historic Preservation Board

Applicant's Address: Room 329K, 115 S. Andrews Ave, Fort Lauderdale, Florida 33301

Applicant's Daytime Phone Number: (Point of Contact) Rick Ferrer, Historic Preservation Officer:
954-357-9731

Applicant's E-mail Address: (Point of Contact) Rick Ferrer, Historic Preservation Officer,
ferrer@broward.org / Matthew DeFelice, County Archaeology Consultant mdefelice@broward.org

Applicant is which of the following (check which applies):

- Board of County Commissioners
- Broward County Historic Preservation Board
- Municipality
- Owner of a Nominated Property

Applicant's Name & Title (if applicable):

Signature

Date

Print Name and Title

VIII. ADMINISTRATIVE REVIEW *(To be completed by Historic Preservation Staff)*

This Application has been reviewed for completion and accuracy by the Historic Preservation Officer. The Application has been determined to be (check which applies):

Complete

If the Application has been determined to be "Complete," provide the next available Historic Preservation Board meeting date for scheduling HPB review of the Application: _____

Incomplete

If the Application has been determined to be "Incomplete," describe what information is required for completion:

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The nominated site has been reviewed for designation eligibility by the Historic Preservation Officer. Based on the information provided, the HPO makes the following recommendation to the Historic Preservation Board:

Eligible for Designation

Ineligible for Designation

Additional Research Required

Comments by the HPO:

This application has been reviewed for informational accuracy and completeness and is found to be consistent with recorded information for the site.



HPO Signature

September 19, 2018
Date

Rick A. Ferrer

Print Name

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Photographs:



Figure 1. – Front (west elevation) view of 1624 East Lake Drive, Margate, as viewed today.



Figure 2. – Kaye Stevens in front of her home on East Lake Drive in Margate. (c. 1970s)

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Photographs:



Figure 3. – The famous ‘Margate Gate,’ both beacon and symbol of the city at the entrance of Margate Boulevard at its junction with State Road 7 as viewed in Margate’s early developmental period.



Figure 4.- Margate developer Jack Marqusee’s sales office was built in 1955 and was out the northeast corner of Margate Boulevard and West River Drive. The building served as City Hall and headquarters for the Chamber of Commerce.

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Photographs:



Figure 5. – Kaye Stevens as part of Bob Hope’s USO troupe of artists who entertained US servicemen in Southeast Asia during the Vietnam War. Ms. Stevens is pictured with her hand on Bob Hope’s shoulder.



Figures 6 & 7 – Left: A Kaye Stevens album cover dating to late 1960s. Above: A view of Ms. Stevens on stage entertaining US navy men in Southeast Asia. She participated in several tours with the USO, including a memorable one televised as a holiday special for TV watchers back home.

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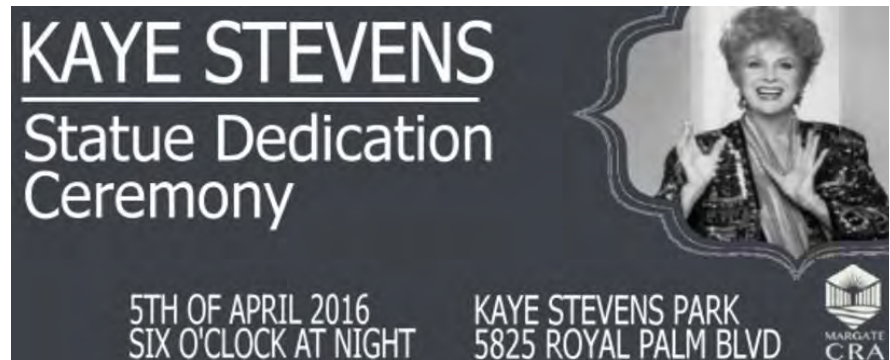
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Photographs:



Figures 8 to 11. – Clockwise from top left: A greeting to Margate on the popular TV gameshow; Kaye Stevens plaque at her namesake park located in Margate on Royal Palm Boulevard and a the Stranahan River canal; a commemorative ticket to the statue dedication for the beloved entertainer at Kaye Stevens Park; the entertainer in her period Cadillac as guest of honor during a hometown parade.



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Sources for Information

Broward County Main Library – Broward County Historical Library. (Research January – July, 2018)

Broward County Property Appraiser's Office (website information and discussion with staff)

Cahill, William P.. *Margate, Florida: The First Quarter Century 1955 – 1980*. Manuscript (2005)

Ferrer, Rick. *Field Visits and Notes for Kaye Stevens Properties*. (2017 through 2018)

Ferrer, Rick. Telephone interview with Mary G. Schweitzer. (June, 2017)

MargateNews.net. (various articles)

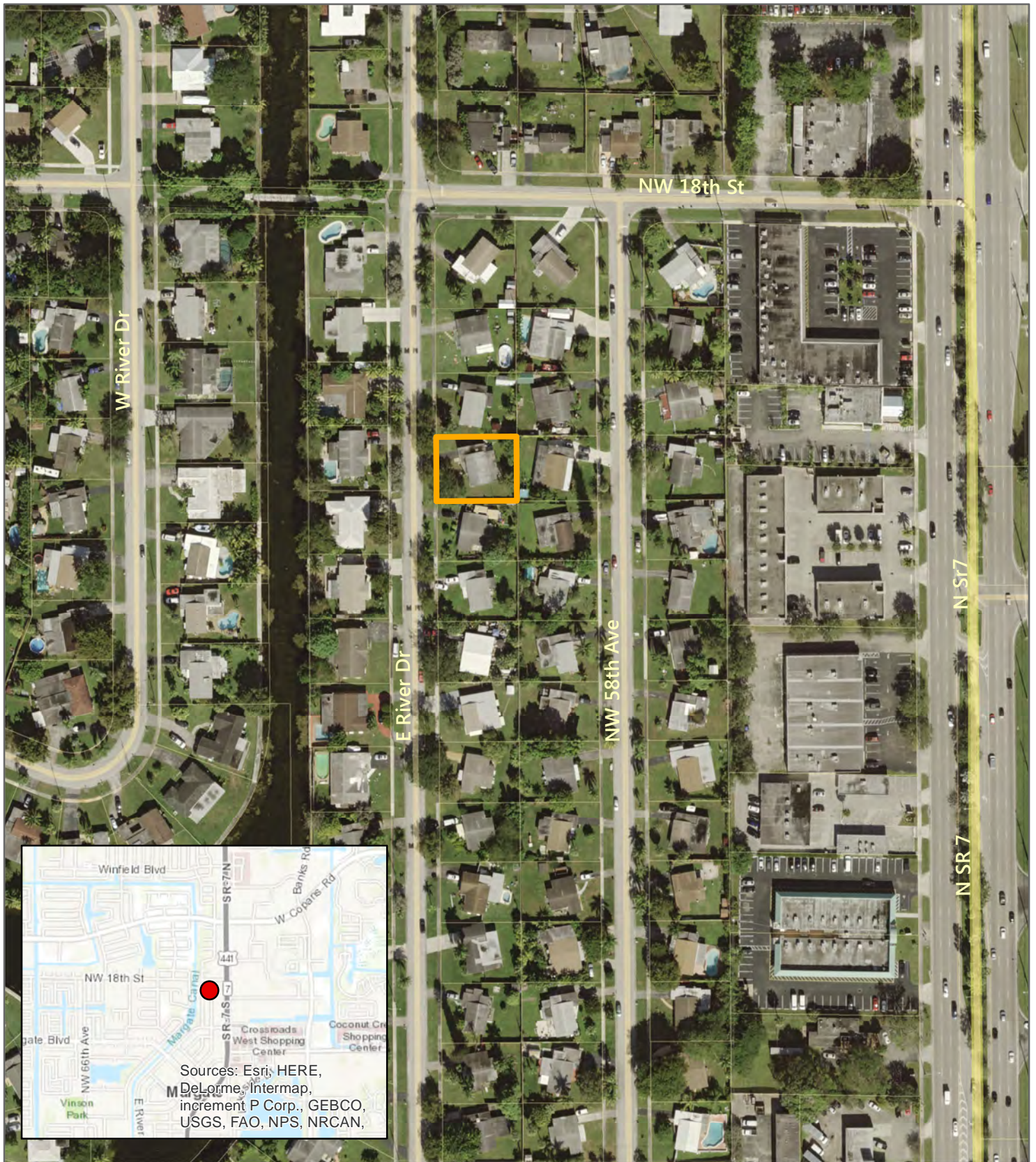
Polk's City Directory for Pompano Beach. (1960 – 2004)

United States Census Records. Online research.

YouTube. Various online clips on Kaye Stevens.



General Location Map Kaye Stevens House #1 Broward County Historic Resource Designation



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,

This map for conceptual purposes only and is not intended for legal boundary determinations



Prepared by: Broward GIS
Planning and Development Management Division
Environmental Protection and Growth Management Dept.



0 75 150 Feet

#14224 alupas 2/15/2018

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SUPPEMENTAL INFORMATION:

1995 Warranty Deed (standard sale)

2005 Transfer Deed

Prepared by:
Ronald T. Duggan, Esq.
Stuart & Walker, P. A.
600 N. E. 3rd. Ave.
Ft. Lauderdale, FL 33304

Page 16 of 20
95-390781 T#001
09-08-95 03:12PM

\$ 545.30
DOCU. STAMPS-DEED
RECVD. BROWARD CTY
B. JACK OSTERHOLT
COUNTY ADMIN.

Return to: *M. Cubas*
~~SWILL~~
TOWN OF HOLLYWOOD
6565 TAFT ST., HOLLYWOOD, FL 33024

Grantee #1 SS # _____

Tax Folio No. 8125-03-202

WARRANTY DEED

THIS WARRANTY DEED is made this 31st day of August, 1995, by CATHERINE LOUISE STEPHENS a/k/a CATHERINE LOUISE STEPHENS, individually, a single woman, and as Trustee, hereinafter called the Grantor, whose post office address is 6434 Lake Shore Drive, Margate, FL 33063, to HAROLD L. BRIGGS, an unmarried person, whose post office address is 1624 East River Drive, Margate, FL 33063, hereinafter called the Grantee:

WITNESSETH:

THAT THE GRANTOR for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to said Grantee, and Grantee's heirs and assigned forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 20, Block 17, MARGATE THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 44, Page 48 of the Public Records Of Broward County, Florida.

SUBJECT TO: 1. Zoning, and/or restrictions and prohibitions imposed by governmental authority; (2) restriction, easements, and other matters appearing on the Plat and/or common to the subdivision; and (3) taxes for the year 1995, and subsequent years not yet due and payable.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto.

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

AND THE GRANTOR does fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "Grantee" are used for the singular or plural, as context requires.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF

Melissa M. Hollen
Melissa M. Hollen witness

Ronald T. Duggan
Ronald T. Duggan witness

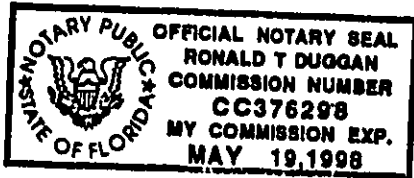
Catherine Louise Stephens
CATHERINE LOUISE STEPHENS, a/k/a
CATHERINE LOUISE STEPHENS,
individually, and as Trustee

(acknowledgement on next page)

BR23889PG0858

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING WARRANTY DEED was acknowledged before me
this 3rd day of August, 1995, by CATHERINE LOUISE STEPHENS a/k/a
CATHERINE LOUISE STEPHENS, who is personally known to me ~~or who has~~
~~produced~~
as identification.



(N. P. Seal)

Ronald T. Duggan
NOTARY PUBLIC
Ronald T. DUGGAN
Typed/printed name of Notary

My Commission expires: _____

My Commission number is: _____

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 23889PG0859

WILL CALL RETURN TO
TOWN OF CERRY TITLE COMPANY
6565 TAFT ST., HOLLYWOOD, FL 33024

95-14186

CFN # 105153253, OR BK 40003 Page 8, Page 1 of 3, Recorded 07/06/2005 at
11:16 AM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 2020

Return to: (enclose self-addressed stamped envelope)
Name: Angela Glad, Trustee
Address: 1613 E. River Dr.
Margate, Fl. 33063

This Instrument Prepared by:
Angela Glad, Trustee
Address: 1613 E. River Dr.
Margate Fl. 33063

Property Appraiser's Parcel Folio Number(s):
8125032020

Deed to Trustee

AD501

The Grantor(s) Harold L. Briggs an Unmarried man of the County
of Broward and the State of Florida for and in consideration of Ten and 00/100 Dollars, and the
other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases,
confirms and warrants under provisions of Section 689.071 Florida Statutes.

Unto Angela Glad as Trustee of
the Harold Briggs Trust and not personally
under the provisions of a trust agreement dated the _____ day of _____, 2004, known as
Trust Number 1624, real estate in the County of Broward, State of Florida, to wit:

(Legal Description)
Margate 310 Add 44-48 B Lot 20 Blk 17
AKA 1624 E. River Dr. Margate Fl. 33063

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

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto
upon the trust and for the uses and purposes herein and in said trust Agreement set forth.

3

CFN # 105153253, OR BK 40003 PG 9, Page 2 of 3

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time, and to amend, change or modify and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of future renters, to partition or to exchange the said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey, or assign any right, title or interest in or about easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

Any contract, obligation or indebtedness incurred, assumed, or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that the same time of delivery thereof, the Trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance if the trust's constitutions and limitation contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage and other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or legal or equitable interest, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Deed to Trustee Page 2 of 3

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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 will defend the same against the lawful claims of all persons whomsoever; and that the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, the said grantor has hereunto set their hands and seals this 5th day of July, A.D. 2005.

Signed Sealed and Delivered in the Presence of:

Janet L. Blissitt
WITNESS SIGNATURE

Janet L. Blissitt
WITNESS PRINTED NAME

Janet L. Blissitt
WITNESS SIGNATURE

Janet L. Blissitt
WITNESS PRINTED NAME

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS SIGNATURE

WITNESS PRINTED NAME

Harold L. Briggs
GRANTOR SIGNATURE

Harold L. Briggs
GRANTOR PRINTED NAME

1024 East River Drive
GRANTOR STREET ADDRESS

Margate, FL 33063
GRANTOR CITY, STATE, ZIP

CO-GRANTOR SIGNATURE

CO-GRANTOR PRINTED NAME


CO-GRANTOR STREET ADDRESS

CO-GRANTOR CITY, STATE, ZIP

STATE OF Florida
COUNTY OF Broward

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Harold L. Briggs known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FL DR Lic - B620-352-50-416-0

Notary Rubber Stamp Seal

 Janet L. Blissitt
Commission # DD122616
Expires June 12, 2006
Bonded Third
Atlantic Bonding Co., Inc.

Witness my hand and OFFICIAL SEAL in the County and State last aforesaid this:

5th day of July, A.D. 2005.

Janet L. Blissitt
Notary Signature

Janet L. Blissitt
Notary Printed Name