





O PROPRIETATE DE HOLLYWOOD







MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated September 5, 2008 , together with all Riders to this document.

(B) "Borrower" is Ionut A. Eftime, SINGLE PERSON

CREDITUL BANCAR OBȚINUT DE EFTIME JUNIOR ÎN MIAMI - FLORIDA

Miami, Florida 33131 .

Lender is the mortgagee under this Security Instrument.

(D) "Note" means the promissory note signed by Borrower and dated September 5, 2008 .

The Note states that Borrower owes Lender One Million Zero and 00/100

Dollars

(U.S. $1,000,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than October 1, 2038 .

(E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

(F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

[X] Adjustable Rate Rider	[X] Condominium Rider	[X] Second Home Rider
[ ] Balloon Rider	[ ] Planned Unit Development Rider	[ ] 1-4 Family Rider
[ ] VA Rider	[ ] Biweekly Payment Rider	[ ] Other(s) [specify]

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

Warranty Deed

This Indenture, Made this ~~4th~~ 5th day of **September** , **2008** A.D., **Between**
Carlos Tellez and Maria Fernanda Ruiz, husband and wife

of the County of **Miami-Dade** , State of **Florida** , **grantors,** and
Ionut Adrian Eftime, a single man

whose address is: **1830 S. Ocean Drive, Unit 5102, Hallandale, FL 33009**

of the County of **Broward** , State of **Florida** , **grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Broward** State of **Florida** to wit:

Unit 5102, BEACH CLUB TWO CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 42433 at Page 1376 of the Public Records of Broward County, Florida.

CONTRACTUL DIN 2008, PRIN CARE EFTIME JUNIOR A CUMPĂRAT PENTHOUSE-UL, PENTRU PESTE DOUĂ MILIOANE DE DOLARI

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15 day of **February, 2012** between **Ionut Adrian Eftime, a single man** whose post office address is **Bld. Unirii Nr. 67, Bl, G2A, Sc 1, Et 8 Apt 29 Sec. 3, Bucresti, Romania** grantor*, and **Aleksanndr Shchegol and Alla Shchegol, husband and wife** whose post office address is **724 Todt Hill Road, Staten Island, NY 10304** of the County of **Richmond**, State of **New York**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($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 the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County**, **Florida**, to-wit:

Condominium Parcel No. 5102, in BEACH CLUB TWO, A CONDOMINIUM, according to the Declaration of Condominium thereof, recorded in Official Records Book 42433, Page 1376 in the Public Records of Broward County, Florida; together with all exhibits attached thereto ad any undivided interest in the common elements appurtenant thereto, as set forth in said Declaration.

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

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

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: GABRIEL BOROS

Witness Name: ADRIAN EUGEN NEACSU

Ionut Adrian Eftime

CONTRACTUL DIN 2012, PRIN CARE EFTIME JUNIOR A VÂNDUT PENTHOUSE-UL, PENTRU UN MILION ȘI JUMĂTATE DE DOLARI