

**IN THE COUNTY COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT IN AND FOR
BREVARD COUNTY, FLORIDA**

Jeff Jackson d/b/a Dririte,

Plaintiff;

v.

Case No.:05-2023-SC-031473-XXXX-XX

Craig Deligdish,

Defendant(s).

**PLAINTIFF'S EX PARTE MOTION FOR ORDER TO PERFECT MOTOR
VEHICLE LIEN, VEHICLE REPOSSESSION AND MOTION FOR BREAK ORDER**

COMES NOW, Plaintiff, **Jeff Jackson d/b/a Dririte**, (hereinafter, the "Plaintiff"), by and through the undersigned counsel, moves for entry of an Order to Perfect Motor Vehicle Lien, Vehicle Repossession and Break Order, pursuant to Fla. Stat. §56.061, and as grounds therefore states as follows:

1. Plaintiff is the owner of a judgment against Defendant(s) **Craig Deligdish**, entered by this Court on April 8, 2024. The judgment remains unsatisfied and Plaintiff can proceed against the Defendant's asset pursuant to Section 55.205, Florida Statutes.

2. Copies of the Final Judgment and Writ of Execution are attached hereto as Exhibit "A." The unsatisfied amount of the judgment is 12,230.66 exclusive of the accrued costs and interest.

3. Pursuant to Section 55.205(1), Florida Statutes.

A judgment creditor who has not acquired a judgment lien as provided in s. 55.202 or whose lien has lapsed may nevertheless proceed against the judgment debtor's property through any appropriate judicial process. Such judgment creditor proceeding by writ of execution acquires a lien as of the time of levy and only on the property levied upon.

4. Defendant(s) owns the following assets in the state:

2023 BMW X3 VIN: 5UX83DP02P9S10367 2002 JAGU XJ VIN: SAJDA15B52MF43536 and
1610 PINE ST, MELBOURNE, FL 32901-4523 815 SANDERLING DR, INDIALANTIC, FL
32903-4711 210 E HIBISCUS BLVD MELBOURNE FL 32901 1436 VALENTINE ST
MELBOURNE FL 32901

as is reflected in the attached Exhibit "B."

5. Plaintiff seeks a vehicle levy, a standard procedure in Florida where the Sheriff takes possession of a defendant's vehicle and stores it at an authorized storage facility ("tow yard") to later sell the vehicle at a public auction, applying proceeds toward Plaintiff's judgment.

6. Under normal procedures, the Sheriff requires Plaintiff to provide a specific address for vehicle levies. The Sheriff does not independently locate or search for vehicles. Plaintiff has diligently attempted to locate Defendant's vehicle but has not been able to confirm its current location.

7. Plaintiff requests permission to hire a to directly hire and pay a licensed, bonded, and insured private towing agency specializing in vehicle repossessions. This agency will solely locate, tow, and immediately deliver Defendant's vehicle directly to the tow yard routinely used by the Sheriff for vehicle levies. Plaintiff will promptly pay all towing and storage costs, ensuring no additional financial or administrative burden on the Sheriff.

8. The private towing agency would be authorized to contact the vehicle dealership to obtain a vehicle key if necessary to safely complete the towing process.

9. Upon receipt of the vehicle Plaintiff will provide the Sheriff with the necessary and required documents for the levy process and pay the Sheriff's levy fee, and cost deposit as required.

10. Plaintiff, Plaintiff's attorney of record, or Plaintiff's authorized agent would only be authorized by this Court to provide factual investigative details regarding Defendant's vehicle location or availability to Plaintiff's hired towing agency. Plaintiff would not be authorized to direct or control the towing agency's operational decisions, tactics, or timing. All operational decisions and authority remain exclusively under the Sheriff's statutory oversight.

11. Upon the sale of the Property, Plaintiff requests permission to assign its credit bit at the sale to have the Sheriff's Bill of Sale be issued in the name requested by the Plaintiff.

12. If Plaintiff is the highest bidder at the sale, Plaintiff requests the Court instruction the Florida Department of Highway Safety and Motor Vehicles, pursuant to Section 319.28, Florida Statutes, to immediately cancel the existing vehicle title and issue a new certificate of title solely in the name of the entity designated on the Sheriff's Bill of Sale.

13. Further, Plaintiff requests a Break Order. Under Florida law, post-judgment break orders for levy on personal property may be issued on a confidential *ex parte* basis. "After rendition of a final judgment, a judgment debtor is not entitled to prior notice of a levy or entry of a Break Order as the debtor 'must take notice of what will follow, no further notice being necessary to

advance justice.” *Braswell v. Ryan Investments, LLC*, No. 99-17994-FC-38-PJ, 2003 WL 354509, at *3 (Fla. Cir. Ct. 2003) (citing *So. Fla. Tr. Co. v. Miami Coliseum Corp.*, 133 So. 334, 335 (Fla. 1931)). Moreover, “because of the reality that personal property in a debtor’s home is often portable and can be relatively easily secreted or moved if advance notice of a levy is given, it is an appropriate procedure for a judgment creditor to obtain a Break Order on an *ex parte* basis.” *Id.*

14. Upon information and belief, the property subject to execution of Judgment Debtor is located within structures of the Defendant, located at 1610 PINE ST, MELBOURNE, FL 32901-4523 815 SANDERLING DR, INDIALANTIC, FL 32903-4711 210 E HIBISCUS BLVD MELBOURNE FL 32901 1436 VALENTINE ST MELBOURNE FL 32901.

15. Probable cause exists to believe that Defendant(s) have the ability, motivation, and are indeed likely to refuse entry to the Sheriff, secrete the attachable property located in their residence, and otherwise refuse to cooperate with the Sheriff’s attempt to serve out the Writ of Execution.

16. In light of the foregoing, probable cause exists to believe that the Sheriff will need specific authority from this Court to break the locks on the door of the structures of Defendant(s), and to break any other locks/doors securing attachable assets in order to execute upon the Writ of Execution in the likely event Defendant(s) do not cooperate with the Sheriff.

17. Accordingly, Judgment Creditor seeks specific authority from this Court for the Sheriff to search for items described in the Instructions for Levy, including authorization to open any doors, garage doors, storage sheds, storage units, motor homes, drawers, cabinets, closets, safes, etc. and authorization to break any lock necessary to accomplish the search process.

18. Finally, Plaintiff requests a lien on the Defendant’s vehicles. Under Florida law, a lien on a motor vehicle titled in this state is perfected only when such lien is noted upon the face of the certificate of title or on a duplicate or corrected copy thereof. *Smith v. City of Miami Beach*, 440 So. 2d 611 (Fla 3rd DCA 1983) citing Florida Statute §319.27.

19. This Court has the inherent power and is empowered to direct the Florida Department of Motor Vehicles to affix plaintiff's judgment lien on the title certificate to the afore described vehicle in order that judgment liens be perfected against the motor vehicles owned by Defendant.

20. Although established laws allow for the creation/perfection of a judgment lien in both real and personal property, including motor vehicles, the relevant Motor Vehicle statute provides that judgment liens can "not be enforceable" until it is so noted on the certificate of title, the action requested herein.

21. This Motion is being made *ex parte* because of Defendants' ability to move or secrete their assets described in the Instructions for Levy, which are located in their structures.

22. The Sheriff should be authorized to seize all non-exempt personal property found at the residence. Any third-party claims of ownership should be resolved by the court through filed affidavits, in accordance with Fla. Stat. § 56.16, which allows for third-party claims of ownership. This ensures all property can be seized without delay, and ownership disputes can be handled properly afterward.

23. The Plaintiff does not seek to deprive any rightful owner of their property. Any third party may file a claim for exemption or ownership interest with the Court pursuant to Fla. Stat. § 56.16 to contest the seizure of specific items. Fla. Stat. § 56.16 states that a third party claiming ownership of property levied upon must file an affidavit with the court and sheriff describing the property and stating the nature of the ownership. Upon verification of ownership, such items will be promptly released to the rightful owner

24. The Defendant and any third parties must be notified of their right to file claims for exemption or ownership interest with the Court pursuant to Fla. Stat. § 56.16 to contest the seizure of specific items.

WHEREFORE, Plaintiff requests that this Court enter an Order to Perfect Motor Vehicle Lien, for Vehicle Repossession and Break Order, pursuant to Fla. Stat. §56.061, and for such other relief as is just and equitable.

CERTIFICATE OF CONFERRAL

I certify that conferral prior to filing is not required under rule 1.202.

JENNIFER A. GARNER, PA

/s/ Jennifer A. Garner, Esq.

Jennifer A. Garner, Esq. FBN: 89040

24160 SR 54, Suite 1

Lutz, FL 33559

Phone: (727) 386-9654

Email: Jennifer@JenniferAGarner.com

EXHIBIT "A"

CFN 2024101712, OR BK 10065 Page 1671, Recorded 05/17/2024 at 12:48 PM Rachel M. Sadoff, Clerk of Courts, Brevard County

CFN 2024071707, OR BK 10034 Page 1916, Recorded 04/09/2024 at 02:08 PM Rachel M. Sadoff, Clerk of Courts, Brevard County

Filing # 195696955 E-Filed 04/08/2024 01:55:38 PM

**IN THE COUNTY COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
AND FOR BREVARD COUNTY, FLORIDA**

JEFF JACKSON d/b/a DRIRITE,
Plaintiff,

v.
CRAIG DELIGDISH,
Defendant(s).

Case No.: 05-2023-SC-031473-XXXX-XX

FINAL DEFAULT JUDGMENT

The Defendant, **CRAIG DELIGDISH**, having failed to appear at the Pretrial Conference on and upon review of the file together with the Affidavit(s) presented, it is

ORDERED AND ADJUDGED that:

1. That Plaintiff, **JEFF JACKSON d/b/a DRIRITE**, whose address is 2255 Valkaria Rd, Malabar, FL 32950, hereby recovers of and from Defendant, **CRAIG DELIGDISH c/o State of Florida, 2415 Monroe Street, #810, Tallahassee, FL 32303 and 815 Sanderling Dr, Indialantic, FL 32903**, the principal sum of \$5,436.73 and court costs in the amount of \$561.55, interest in the amount of \$6,793.93, for a grand total of \$12,230.66, which shall bear interest at the rate of 9.09 percent per year in accordance with Florida Statute 55.03, which rate shall be adjusted annually on January 1 of each year in accordance with the interest rate in effect on that date as set forth by the Chief Financial Officer until the judgment is paid, for all of which let execution issue.
2. It is further ordered and adjudged that the defendant(s) shall complete Florida Small Claims Rules Form 7.343 (Fact Information Sheet) and return it to the plaintiff's attorney, or to the plaintiff if the plaintiff is not represented by an attorney, within 45 days from the date of this final judgment, unless the final judgment is satisfied or a motion for new trial or notice of appeal is filed. The defendant should NOT file the completed form 7.343 with the court.
3. Jurisdiction of this case is retained to enter further orders that are proper to compel the defendant(s) to complete form 7.343 and return it to the plaintiff's attorney, or the plaintiff if the plaintiff is not represented by an attorney.

Filing 195696955

Page 1 of 5
JEFF JACKSON, et al. v. CRAIG DELIGDISH

05-2023-SC-031473-XXXX-XX

4. Jurisdiction of this case is retained to enter any order of unliquidated damages such as attorney's fees.

DONE AND ORDERED in Brevard County, Florida, this _____ day of April 2024,
Monday, April 8, 2024

05-2023-SC-031473-XXXX-XX

David C. Koenig

David Koenig, County Judge
05-2023-SC-031473-04/08/2024 01:43:56 PM

DAVID C. KOENIG
COUNTY COURT JUDGE

Copies Furnished:

JENNIFER A. GARNER, PA
2224 Ashley Oaks Circle, Ste 101
Wesley Chapel, FL 33544
jennifer@jennifergarner.com
Attorney for the Plaintiff(s)

CRAIG DELIGDISH c/o Secretary of State of Florida, 2415 Monroe Street, #810, Tallahassee, FL 32303
and 815 Sanderling Dr, Indian Shalimar, FL 32903
Defendant

4. Jurisdiction of this case is retained to enter any order of unliquidated damages such as attorney's fees.

DONE AND ORDERED in Brevard County, Florida, this _____ day of April 2024.
Monday, April 8, 2024

05-2023-SC-031473-XXXX-XX

David C. Koenig

David Koenig, County Judge
05-2023-SC-031473 04/08/2024 01:43:56 PM

DAVID C. KOENIG
COUNTY COURT JUDGE

Copies Furnished:

JENNIFER A. GARNER, PA
2224 Ashley Oaks Circle, Ste 101
Wesley Chapel, FL 33544
jennifer@jennifergarner.com
Attorney for the Plaintiff(s)

CRAIG DELIGDISH c/o Secretary of State of Florida, 2415 Monroe Street, #810, Tallahassee, FL 32303
and 815 Sanderling Dr, Indialantic, FL 32903
Defendant

Names of Others You Live With: _____
 Who is Head of Your Household? _____ You _____ Spouse _____ Other Person _____

Checking Account at: _____ Account # _____
 Savings Account at: _____ Account # _____

(Describe all other accounts or investments you may have, including stocks, mutual funds, savings bonds, or annuities, on the back of this sheet or an additional sheet if necessary.)

For Real Estate (land) You Own or Are Buying: _____

Address: _____
 All Names on Title: _____
 Mortgage Owed to: _____
 Balance Owed: _____

Monthly Payment: \$ _____
 (Attach a copy of the deed or mortgage or list the legal description of the property on the back of this sheet or an additional sheet if necessary. Also provide the same information on any other property you own or are buying.)

For All Motor Vehicles You Own or Are Buying: _____
 Year/Make/Model: _____ Color: _____
 Vehicle ID #: _____ Tag No: _____ Mileage: _____
 Names on Title: _____ Present Value: \$ _____
 Loan Owed to: _____
 Balance on Loan: \$ _____
 Monthly Payment: \$ _____

(List all other automobiles, as well as other vehicles, such as boats, motorcycles, bicycles, or aircraft, on the back of this sheet or an additional sheet if necessary.)

Have you given, sold, loaned, or transferred any real or personal property worth more than \$100 to any person in the last year? If your answer is "yes," describe the property, market value, and sale price, and give the name and address of the person who received the property.

Does anyone owe you money? Amount Owed: \$ _____
 Name and Address of Person Owning Money: _____
 Reason money is owed: _____

Please attach copies of the following:

1. Your last pay stub.
2. Your last 3 statements for each bank, savings, credit union, or other financial account.
3. Your motor vehicle registrations and titles.
4. Any deeds or titles to any real or personal property you own or are buying, or leases to property you are renting.
5. Your last 2 income tax returns filed.

UNDER PENALTY OF PERJURY, I SWEAR OR AFFIRM THAT THE
FOREGOING ANSWERS ARE TRUE AND COMPLETE.

STATE OF _____ Judgment Debtor
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this _____ day of
_____ 20____ by _____

Notary Public
My Commission expires: _____

Personally known _____ OR Produced Identification _____
Type of identification produced _____

YOU MUST MAIL OR DELIVER THIS COMPLETED FORM, WITH ALL
ATTACHMENTS, TO THE JUDGMENT CREDITOR OR THE JUDGMENT
CREDITOR'S ATTORNEY, BUT DO NOT FILE THIS FORM WITH THE CLERK OF
COURT.

Filing 185696955

JEFF JACKSON, et al. v. CRAIG DELIGDISH

05-2023-SC-031473-XXXX-XX

STATE OF FLORIDA, COUNTY OF BREVARD
I HEREBY CERTIFY that the foregoing is a true copy of
the original filed in this office and may contain redactions
as required by law.
RACHEL M. SADOFF, Clerk of the Circuit Court
Date MAY 03 2024 By *[Signature]*



IN THE COUNTY COURT, EIGHTEEN JUDICIAL CIRCUIT,
BREVARD COUNTY, FLORIDA

JEFF JACKSON d/b/a DRIRITE,

Plaintiff,

CASE NO.: 05-2023-SC-031473-XXXX-XX

vs.

CRAIG DELIGDISH,

Defendant,

DECLARATION OF ATTORNEY FOR JUDGMENT CREDITOR

ALLISON L. FRIEDMAN, P.A. has been retained to record a certified copy of the Final Judgment in the above-styled cause. All communications directed to the Judgment Creditor shall be directed to:

Allison L. Friedman, Esq.
ALLISON L. FRIEDMAN, P.A.
20533 Biscayne Boulevard, Suite 4435
Aventura, Florida 33180
(305) 905-2679 (Telephone)
(305) 692-9387 (Facsimile)
afriedmanpa@outlook.com

Under penalties of perjury, I declare that I have read the foregoing Declaration and that the facts stated in it are true.

Allison Friedman

Signed by Allison L. Friedman
CFN 2024101713, OR BK 10065, 05/17/2024 12:48 PM

ALLISON L. FRIEDMAN

DATED this 17th of April, 2024.

By: s/ Allison L. Friedman
ALLISON L. FRIEDMAN, ESQ
ALLISON L. FRIEDMAN, P.A.
20533 Biscayne Boulevard, Suite 4-435
Aventura, Florida 33180
(305) 905-2679 (Telephone)
(305) 692-9387 (Facsimile)
Ralfriedman@hotmail.com

EXHIBIT "B"

CFN 2018147994, OR BK 8203 Page 312, Recorded 07/02/2018 at 02:10 PM, Scott Ellis, Clerk of Courts, Brevard County Doc. D: \$0.70

PREPARED BY & RETURN TO:

John R. Kancilia, Esq.
GrayRobinson, P.A.
1795 West NASA Blvd.
Melbourne, FL 32901

PARCEL TAX ID #28-37-03-35-2-20

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 25 day of June, 2018, by **CRAIG DELIGDISH and SHARON DELIGDISH**, husband and wife, collectively, Grantor, to **CRAIG K. DELIGDISH, TRUSTEE, OF THE CRAIG K. DELIGDISH TRUST, AS AMENDED**, whose post office address is 815 Sanderling Drive, Indialantic, Florida 32903, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lots 20 and 21, Block 2, RANSOMS RESUBDIVISION,
according to the Plat thereof, recorded in Plat Book 3, Page(s) 83,
of the Public Records of Brevard County, Florida.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR OPINION AS TO MATTERS AFFECTING TITLE, AND NO REPRESENTATIONS AS TO SAME ARE MADE BY GRAY | ROBINSON, P.A.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behoof of the Grantee forever.

\316052\37 - # 2116717 v1

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Donna L. Bradley Page
Print Name: Donna L. Bradley Page

Laura Lucas
Print Name: Laura Lucas

By: Craig Deligdish

By: Sharon Deligdish

As to Both

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of June, 2018, by CRAIG DELIGDISH who personally appeared before me [], is personally known to me [], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/19

STATE OF FLORIDA
COUNTY OF BREVARD

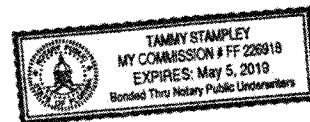


THE FOREGOING INSTRUMENT was acknowledged before me this 25 day of June, 2018, by SHARON DELIGDISH who personally appeared before me [], is personally known to me [], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/19

\316052\37 - # 2116717 v1



PREPARED BY & RETURN TO:

John R. Kancilia, Esq.
GrayRobinson, P.A.
1795 West NASA Blvd.
Melbourne, FL 32901

PARCEL TAX ID #27-37-34-51-*280.01 and
#27-37-34-51-*281

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 21 day of June, 2018, by CRAIG DELIGDISH and SHARON DELIGDISH, husband and wife, collectively, Grantor, to CRAIG K. DELIGDISH, TRUSTEE, OF THE CRAIG K. DELIGDISH TRUST, AS AMENDED, whose post office address is 815 Sanderling Drive, Indialantic, Florida 32903, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR
OPINION AS TO MATTERS AFFECTING TITLE, AND NO REPRESENTATIONS AS TO
SAME ARE MADE BY GRAY | ROBINSON, P.A.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and
claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behoof of
the Grantee forever.

\316052\37 ~ # 3116747 v1

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Donna Bradley Page
Print Name: Donna Bradley Page

Laura Lucero
Print Name: Laura Lucero

By: Craig Deligdish

By: Sharon Deligdish

As to Both

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of June, 2018, by CRAIG DELIGDISH who personally appeared before me [], is personally known to me [], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/2019

STATE OF FLORIDA
COUNTY OF BREVARD



THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of June, 2018, by SHARON DELIGDISH who personally appeared before me [], is personally known to me [], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/2019

\316052\37 - # 2116747 v1

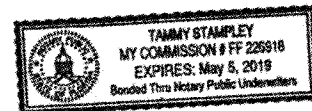


EXHIBIT "A"

PARCEL #1:

A PORTION OF LOTS 280, 281, 282, AND 283, REPLAT OF WOODLAWN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 282, THENCE N89°45'00"W ALONG THE SOUTH LINE OF SAID LOTS 282, 281, AND 280 A DISTANCE OF 205.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 280; THENCE N00°18'00"W ALONG THE WEST LINE OF SAID LOT 280 A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN O.R.B. 351, AT PAGE 307 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°45'00"E ALONG SAID NORTH LINE A DISTANCE OF 85.16 FEET; THENCE N32°55'59"E A DISTANCE OF 95.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 283, SAID POINT BEING 11.00 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 283; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 283 A DISTANCE OF 15.30 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 5°50'30", AND A CHORD WHICH BEARS S69°11'42"E A DISTANCE OF 15.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 283 A DISTANCE OF 98.08 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 78.98 FEET, A CENTRAL ANGLE OF 71°09'00", AND A CHORD WHICH BEARS S35°51'42"E A DISTANCE OF 91.98 FEET TO A POINT OF TANGENCY; THENCE S00°18'00"E ALONG THE WEST LINE OF SAID LOT 282 A DISTANCE OF 50.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL #2:

A PORTION OF LOTS 280 AND 281, REPLAT OF WOODLAWN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 280, THENCE N00°18'00"W ALONG THE WEST LINE OF SAID LOT 280 A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 351, PAGE 307, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°45'00"E ALONG SAID NORTH LINE A DISTANCE OF 4.58 FEET TO THE BACK OF CONCRETE CURB OF A PARKING AREA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N00°30'30"W ALONG SAID BACK OF CURB A DISTANCE OF 9.59 FEET TO THE CORNER OF SAID CONCRETE CURB; THENCE S89°53'14"E ALONG SAID BACK OF CURB A DISTANCE OF 77.50 FEET TO THE CORNER OF SAID CONCRETE CURB; THENCE S03°22'01"E ALONG SAID BACK OF CURB A DISTANCE OF 9.84 FEET TO SAID NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 351, PAGE 307; THENCE N89°45'00"W ALONG SAID NORTH LINE A DISTANCE OF 78.40 FEET TO THE POINT OF BEGINNING.

PREPARED BY & RETURN TO:

John R. Kancilia, Esq.
GrayRobinson, P.A.
1795 West NASA Blvd.
Melbourne, FL 32901

PARCEL TAX ID #27-37-24-27-2-40

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 5th day of September, 2018, by **CRAIG DELIGDISH and SHARON DELIGDISH**, his wife, collectively, Grantor, to **CRAIG K. DELIGDISH, TRUSTEE, OF THE CRAIG K. DELIGDISH TRUST, AS AMENDED**, whose post office address is 815 Sanderling Drive, Indialantic, Florida 32903, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

Lot 40, Block 2, THE SANCTUARY, PHASE 3, according to the plat thereof recorded in Plat Book 34, Pages 60 and 61, of the Public Records of BREVARD County, Florida.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR OPINION AS TO MATTERS AFFECTING TITLE, AND NO REPRESENTATIONS AS TO SAME ARE MADE BY GRAY | ROBINSON, P.A.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behoof of the Grantee forever.


\\316052\\37 - # 2165595 v1

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:


Print Name: Lynn Mellak

By: 
Craig Deligdish



Print Name: Maria B. Bango

By: 
Sharon Deligdish

As to Both

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2018, by CRAIG DELIGDISH who personally appeared before me [], is personally known to me ☒, or has produced _____ as identification, and who did take an oath.


Notary Public

My Commission Expires:

STATE OF FLORIDA
COUNTY OF BREVARD



Shanell M. Adams
Commission # FF 943820
Expires: December 15, 2019
Bonded thru Aaron Notary

THE FOREGOING INSTRUMENT was acknowledged before me this 5th day of September, 2018, by SHARON DELIGDISH who personally appeared before me [], is personally known to me ☒, or has produced _____ as identification, and who did take an oath.


Notary Public

My Commission Expires:

\316052\37 -- # 2165595 v1



Shanell M. Adams
Commission # FF 943820
Expires: December 15, 2019
Bonded thru Aaron Notary

PREPARED BY & RETURN TO:

John R. Kancilia, Esq.
GrayRobinson, P.A.
1795 West NASA Blvd.
Melbourne, FL 32901

PARCEL TAX ID #27-37-34-51-*280.01 and
#27-37-34-51-*281

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 2nd day of June, 2018, by **CRAIG DELIGDISH and SHARON DELIGDISH**, husband and wife, collectively, Grantor, to **CRAIG K. DELIGDISH, TRUSTEE, OF THE CRAIG K. DELIGDISH TRUST, AS AMENDED**, whose post office address is 815 Sanderling Drive, Indialantic, Florida 32903, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS (\$10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR
OPINION AS TO MATTERS AFFECTING TITLE, AND NO REPRESENTATIONS AS TO
SAME ARE MADE BY GRAY | ROBINSON, P.A.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use benefit and behoof of the Grantee forever.

\316052\37 ~ # 3116747 v1

IN WITNESS WHEREOF, the Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in presence of:

Donna Bradley Page
Print Name: Donna Bradley Page

Laura Lucero
Print Name: Laura Lucero

By: Craig Deligdish

By: Sharon Deligdish

As to Both

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of June, 2018, by CRAIG DELIGDISH who personally appeared before me [✓], is personally known to me [✓], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/2019

STATE OF FLORIDA
COUNTY OF BREVARD



THE FOREGOING INSTRUMENT was acknowledged before me this 25th day of June, 2018, by SHARON DELIGDISH who personally appeared before me [✓], is personally known to me [✓], or has produced _____ as identification, and who did take an oath.

Tammy Stampley
Notary Public

My Commission Expires: 5/5/2019

\316052\37 - # 2116747 v1

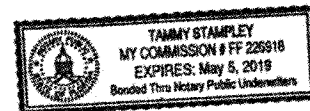


EXHIBIT "A"

PARCEL #1:
A PORTION OF LOTS 280, 281, 282, AND 283, REPLAT OF WOODLAWN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 282, THENCE N89°45'00"W ALONG THE SOUTH LINE OF SAID LOTS 282, 281, AND 280 A DISTANCE OF 205.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 280; THENCE N00°18'00"W ALONG THE WEST LINE OF SAID LOT 280 A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN O.R.B. 351, AT PAGE 307 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°45'00"E ALONG SAID NORTH LINE A DISTANCE OF 85.16 FEET; THENCE N32°55'59"E A DISTANCE OF 95.22 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 283, SAID POINT BEING 11.00 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 283; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 283 A DISTANCE OF 15.30 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 5°50'30", AND A CHORD WHICH BEARS S69°11'42"E A DISTANCE OF 15.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 283 A DISTANCE OF 98.08 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 78.98 FEET, A CENTRAL ANGLE OF 71°09'00", AND A CHORD WHICH BEARS S35°51'42"E A DISTANCE OF 91.98 FEET TO A POINT OF TANGENCY; THENCE S00°18'00"E ALONG THE WEST LINE OF SAID LOT 282 A DISTANCE OF 50.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL #2:
A PORTION OF LOTS 280 AND 281, REPLAT OF WOODLAWN PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 3, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 280, THENCE N00°18'00"W ALONG THE WEST LINE OF SAID LOT 280 A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 351, PAGE 307, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S89°45'00"E ALONG SAID NORTH LINE A DISTANCE OF 4.58 FEET TO THE BACK OF CONCRETE CURB OF A PARKING AREA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N00°30'30"W ALONG SAID BACK OF CURB A DISTANCE OF 9.59 FEET TO THE CORNER OF SAID CONCRETE CURB; THENCE S89°53'14"E ALONG SAID BACK OF CURB A DISTANCE OF 77.50 FEET TO THE CORNER OF SAID CONCRETE CURB; THENCE S03°22'01"E ALONG SAID BACK OF CURB A DISTANCE OF 9.84 FEET TO SAID NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 351, PAGE 307; THENCE N89°45'00"W ALONG SAID NORTH LINE A DISTANCE OF 78.40 FEET TO THE POINT OF BEGINNING.

RECORDED AND VERIFIED
BREVARD COUNTY, FLA.

FILE NO. 4646

RAMCO FORM 01

This Warranty Deed Made the 30th day of December A. D. 1988 by
PLYMOUTH DEVELOPMENT ASSOCIATES, LTD., a Florida Limited Partnership

hereinafter called the grantor, to

CRAIG K. DELIGDISH AND SHARON F. DELIGDISH, husband and wife

whose postoffice address is 407 AIA #431, Satellite Beach, FL 32937
hereinafter called the grantees;

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantees, all that certain land situate in Brevard County, Florida, viz:

Lot 40, Block 2, THE SANCTUARY, PHASE 3 according to the
Plat thereof as recorded in Plat Book 34, Pages 60 & 61
Public records of Brevard County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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 for the year in which the closing occurs and thereafter.
- Conditions, restrictions, limitations, and easements appearing in the plat or otherwise common to the subdivision appearing in the Public Records of Brevard County, Florida, and rights of the United States Government and the State of Florida relating to navigable waters and artificially filled lands.
- The provisions of the recorded declaration of covenants and restrictions and its exhibits and all amendments thereto for the Sanctuary and the homeowners associations.
- Any mortgage that Seller is to have satisfied or removed from the Property.
- Any mortgage executed by Buyer.
- The standard printed exceptions contained in an ALTA Owner's Policy of Title Insurance (Form A) issued in Brevard County, Florida.

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:

WITNESS
STATE OF FLORIDA
COUNTY OF BREVARD

PLYMOUTH DEVELOPMENT ASSOCIATES, LTD.,
a Florida Limited Partnership - By:
PLYMOUTH DEVELOPMENT CORP., a Florida
Corporation, as General Partner
By: Wayne Blaesser, Vice President

WITNESS
STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WAYNE BLAESER, Vice President of PLYMOUTH DEVELOPMENT CORP., a Florida Corporation, as General Partner of PLYMOUTH DEVELOPMENT ASSOCIATES, LTD., a Florida Limited Partnership to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December, A. D. 1988.

Notary Public

This instrument prepared by:

Address

PREPARED BY A RETURN TO:
PRECISE TITLE, INC.
114 South Ave. S.E.
Indianapolis, IN 46204
JEFF JACKSON VS C DELIGDISH
KIM-SOLOMON

My Commission expires:
Notary Public, State of Florida at Large
My Commission Expires June 27, 1989
BANKED THROUGH HUCKLEBERRY, GIBLEY &
HARVEY INSURANCE AND BONDS

611129

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OFF. REC.
2973

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Scan or visit verify.add123.com to verify



Verification Code: Z1YHH4R

Florida Vehicle Record

Retrieved On: Wed July 09, 2025 03:59:56 PM EDT

Registration Data	Vehicle Data	Title Data
Tag: AP73TA	VIN: 5UX83DP02P9S10367	Title: 0150296942
Issue Date: 04/03/2023	Year: 2023	Issue Date: 04/03/2023
Exp. Date: 05/23/2026	Make: BMW	Use: PRIVATE
Reg/Post Date: 03/31/2024	Model: X3*	Odo Read: 13
Decal No: 01041817	Trim: M40i*	Odo Status: ACTUAL
Reg. Use: PRIVATE	Body: UTILITY	Odo Date: 04/03/2023
Reg. Status: ACTIVE	Class Code: 1 (PASSENGER VEHICLE)	Sales Date: 04/03/2023
Decal Type: MOTOR VEHICLE	Weight: 4392	No. Of Liens: 0
Initial Reg Fee: PAID	Color: BLACK	Title Pending: false
Inventory Code: RGS (SUNSHINE STATE)	Vehicle Type: AUTO	Dealer Lic. No.: VF10178881

Additional Record Data

Last Title Transaction Type: ORIGINAL - NEW

Vehicle Interests

Owner 1 CRAIG KENNETH DELIGDISH	DL1 #: D423111561831
Address: 1344 S APOLLO BLVD MELBOURNE, FL 32901	Sex: M
Mailing: 815 SANDERLING DR INDIALANTIC, FL 32903	DOB: 05/23/1956
Registrant 1 CRAIG KENNETH DELIGDISH	DL1 #: D423111561831
Address: 1344 S APOLLO BLVD MELBOURNE, FL 32901	Sex: M
Mailing: 815 SANDERLING DR INDIALANTIC, FL 32903	DOB: 05/23/1956

(DPPA 3) Verify information submitted by individual; if info not correct, to obtain correct info to prevent fraud, pursue legal remedies against or recovery of debt.

This information is provided by the Florida Department of Highway Safety and Motor Vehicles (DHSMV). Auto Data Direct, Inc. is an authorized provider of real-time Florida motor vehicle and driver license data. Auto Data Direct, Inc. is not responsible for the unauthorized use of the information provided from the DHSMV database.

This Motor Vehicle Record is extracted directly from the State or Jurisdiction's official Motor Vehicle Records database, in real time. The authenticity of these records may be authenticated in real time using the ADD on-line authorization system.

Personal information (including, but not limited to: name, address, date of birth, DL number) appearing on driver and vehicle records is protected by the Driver Privacy Protection Act (DPPA). The use of personal information for reasons not allowed by the DPPA will result in loss of information access privileges and may result in legal action.

This record must not be reproduced, reused or resold.

Any person who knowingly discloses any information in violation of the Driver Privacy Protection Act (DPPA) may be subject to criminal sanctions and civil liability specified in law for unauthorized use of the data.

* Field information provided by Auto Data Direct, Inc.



Scan or visit verify.add123.com to verify



Verification Code: U56TGCD

Florida Vehicle Record

Retrieved On: Wed July 09, 2025 04:02:45 PM EDT

Registration Data	Vehicle Data	Title Data
Tag: 096HHL	VIN: SAJDA15B52MF43536	Title: 0084776309
Issue Date: 05/16/2007	Year: 2002	Issue Date: 01/08/2002
Exp. Date: 05/23/2013	Make: JAGU	Use: PRIVATE
Reg/Post Date: 05/29/2012	Model: XJ*	Odo Read: 64
Decal No: 07470585	Trim: XJR*	Odo Status: ACTUAL
Reg. Use: PRIVATE	Body: 4 DOOR	Odo Date: 01/08/2002
Reg. Status: ACTIVE	Class Code: 1 (PASSENGER VEHICLE)	Rec. Sales Price: \$0.00
Decal Type: MOTOR VEHICLE	Weight: 4125	Sales Date: 01/08/2002
Initial Reg Fee: PAID	Color: SILVER/ALUMINUM	No. Of Liens: 0
Inventory Code: RGS (SUNSHINE STATE)	Fuel: GAS	Title Pending: false
	Vehicle Type: AUTO	Dealer Lic. No.: VF011745

Additional Record Data

Last Title Transaction Type: ORIGINAL - NEW

Vehicle Interests

Owner 1 CRAIG KENNETH DELIGDISH	DL1 #: D423111561831
Address: 1344 S APOLLO BLVD MELBOURNE, FL 32901	Sex: M
Mailing: 815 SANDERLING DR INDIALANTIC, FL 32903	DOB: 05/23/1956
Registrant 1 CRAIG KENNETH DELIGDISH	DL1 #: D423111561831
Address: 1344 S APOLLO BLVD MELBOURNE, FL 32901	Sex: M
Mailing: 815 SANDERLING DR INDIALANTIC, FL 32903	DOB: 05/23/1956

(DPPA 3) Verify information submitted by individual; if info not correct, to obtain correct info to prevent fraud, pursue legal remedies against or recovery of debt.

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