

The United States of America,

and in the state of Florida, Republic

Meredith Lienhardt Guirguis and David H Guirguis

Patent Boundary Location:
[2410 NE 15th Terrace,],
Pompano Beach, Florida
Republic, Non-Domestic

Notice of, Certificate of Acceptance of Declaration of Land Patent

Swamp Patent, Number 20, Dated: March 2, 1880 (see attached)

Know all ye men by these presents,

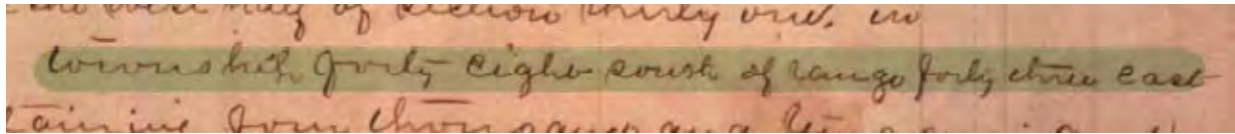
We, Meredith Lienhardt Guirguis and David H Guirguis (hereinafter referred to as the “grantees”), do hereby certify and declare that we are “Assignee” in law for the Land Patent named above ; that we have brought forward said Land Patent (hereinafter referred to as the “Land Patent/Grant”) forever benefit (See Hooper v. Scheimer, 64 U.S. 23 How 235), in our names as it pertains to the land described below. The character of said land so claimed by the Land Patent/Grant and the portion hereunder claimed is legally described on the deed (see attached).

That we, the grantees, living at, c/o: [2410 NE 15th Terrace,], Pompano Beach, Florida, Republic, non-domestic. Unless otherwise stated, we have individual knowledge of matters contained in this Notice of Certificate of Acceptance of Declaration of Land Patent (hereinafter referred to as the “Notice of Acceptance”). We are fully competent to testify with respect to these matters.

We, the grantees, are Assignees in Law and bona fide subsequent Assignees by contract, of a certain legally described portion of Land Patent/Grant under the original, certified Land Patent/Grant noted herein, which is duly authorized to be exercised in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this Notice of Acceptance.

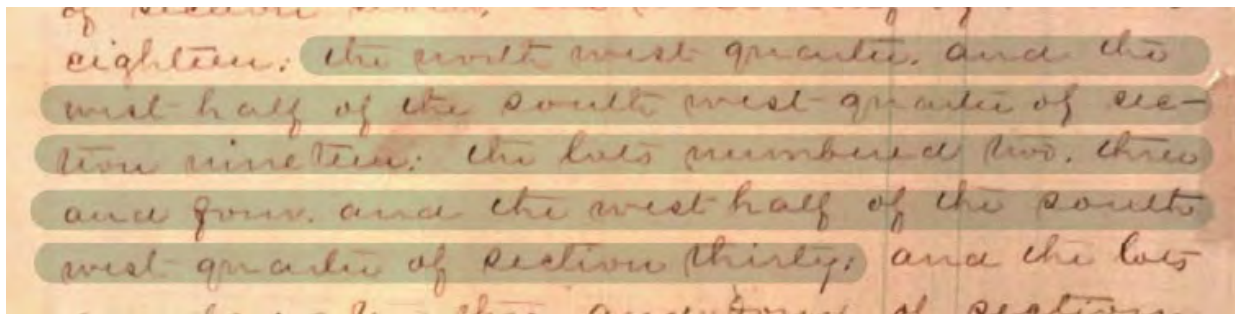
Metes and Bounds of Land Patent/Grant

The land rights accepted hereunder are granted to, and contained within the metes and bounds as further described on the face of the Land Patent/Grant (see attached). The below image is of those metes and bounds as expressed directly on the Land Patent/Grant as:



... Township forty-eight south of range forty-three east

Patent Image 1



... the southwest quarter and the west half of the southwest quarter of section nineteen: the lots numbered two, three, four and four and the west half of the southwest quarter of section thirty

Patent Image 2

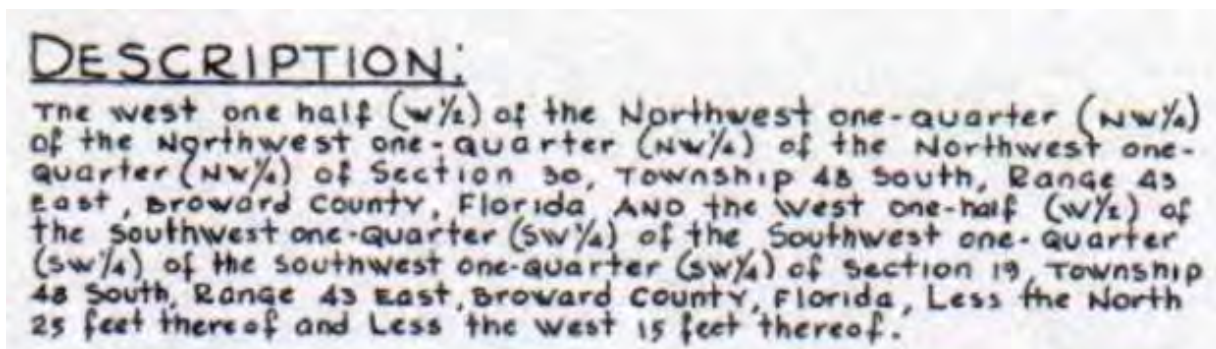
For improved readability, the metes and bounds, shown in Patent Image 1 and 2 above, of the Land Patent/Grant is transcribed as follows:

Patent Image 1: Township forty-eight south of range forty-three east

Patent Image 2: the southwest quarter and the west half of the southwest quarter of section nineteen: the lots numbered two, three, four and four and the west half of the southwest quarter of section thirty

Area Description of the Fairway Heights survey

The metes and bounds expressed above contain a portion of land, today commonly known as Fairway Heights, as described on the Fairway Heights survey (see attached). The below image is of those metes and bounds as expressed directly on the subdivision description as:



DESCRIPTION:
The west one half ($\frac{1}{2}$) of the Northwest one-quarter ($\frac{1}{4}$) of the Northwest one-quarter ($\frac{1}{4}$) of the Northwest one-quarter ($\frac{1}{4}$) of Section 30, Township 48 South, Range 43 East, Broward County, Florida. And the west one-half ($\frac{1}{2}$) of the Southwest one-quarter ($\frac{1}{4}$) of the Southwest one-quarter ($\frac{1}{4}$) of the Southwest one-quarter ($\frac{1}{4}$) of Section 19, Township 48 South, Range 43 East, Broward County, Florida, Less the North 25 feet thereof and Less the West 15 feet thereof.

Legal Description (Lot 17)

The attached Fairway Heights survey contains a highlighted portion of land accepted by us, the grantees, and our acceptance hereunder is limited to the Legal Description contained in the attached Trustee's Warranty Deed. The below image is of the Legal Description expressed directly on the Trustee's Warranty Deed as:

Lot 17 of Fairway Heights according to the plat recorded in Plat Book 48, Page 17, of the Public Records of Broward county, Florida.

No claim is made herein that I have been assigned rights and interest to the entire tract of land as described in the original Land Patent/Grant or the entire survey map. My assignment of land is inclusive of only the land described herein under the above caption "Legal Description."

This Trustee's Warranty Deed and attached map satisfies that certain contract for Deed by and between the parties thereto, which recording date is: March 30, 2026.

The filing of this Notice of Acceptance shall not deny or infringe on any rights, privileges, or immunity of any other heirs or assigns as to any other portion of land covered in the herein described Land Patent/Grant.

If this Notice of Acceptance is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction of law within sixty (60) days from the date of the public posting of this Notice of Acceptance, then the herein described land claim shall remain an Allodial Freehold title of the heirs or assignees as specified herein.

We, the grantees, claim said Allodial Land Patent/Grant rights, this Land Patent/Grant shall be considered henceforth perfected in our names as a Assignees. We, the grantees, hereby make lawful claim to the forever benefit in our names in said land described herein, and all future claims by others against this land shall be forever waived.

If a lawfully qualified man or woman has a Lawful claim to said title and is challenged, the court must be a court of competent jurisdiction which is the Common Law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their respective statutory legislative units (i.e., courts) would be an action at law which is outside the venue and jurisdiction of Article III Courts. There is no law issue contained herein which may be heard in any of the State or federal courts (Article I/IV), nor can any Court of Equity / Admiralty / Military to set aside, annul, or change a Land Patent/Grant. (See; Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land Patents). Quote, "Nothing in this patent can be changed by either party, nothing can be added nor can anything be deducted once the patent is issued."

Therefore, said Land Patent/Grant remains unencumbered, free and clear, and without liens or lawful attachment of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (e.g. UCC, etc.) whatsoever.

In Common Law, if, after sixty (60) days of public notice is stipulated for any challenges hereto and no lawful challenge is presented or otherwise latches or estoppel shall forever bar the same against said Free Hold Land Patent/Grant (Allodial) land so described herein, assessment lien theory to the contrary, notwithstanding. Therefore, said Notice of Acceptance, if after sixty (60) days from date of posting, if no challenges are brought forth and upheld, perfects this Land Patent/Grant acceptance.

Allodial title in the names so listed herein forever.

Jurisdiction

The recipient hereto is mandated by Article 1 Sec.10, Clause 1, Article IV, Sec. 3 Clause 2, Article VI, Sec. 1 clause 2 and 3, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause I, Article 1 Sec.10, Clause 1 of the Constitution for the United States of America.

Perjury Jurat

[Pursuant to Title 28 USC Sec.1746(1)] Executed “without the United States” we, Meredith Lienhardt Guirguis and David H Guirguis, affirm under penalty of perjury under the laws of The United States of America that the foregoing is true and correct to the best of our belief and informed knowledge. And further deponents saith not. We now affix our autograph of the above affirmations with explicit preservations unalienable rights, without prejudice to any of those rights [pursuant to UCC 1 - 308 and UCC 1-103.6]

Remainder of page intentionally left blank

Autograph and Attestation

Respectfully,

Meredith Lienhardt Guirguis
Meredith Lienhardt Guirguis, Co-Grantee

June 5, 26
Date

David H Guirguis
David H Guirguis, Co-Grantee

6/5/26
Date

Witnessed by:

Dasia Thompson
Autograph

6/5/26
Date

Print Name: Dasia Thompson

LATAWYNN Wiggins
Autograph

6-5-26
Date

Print Name: LATAWYNN Wiggins

Theresa White
Autograph
Print Name: TERESA White

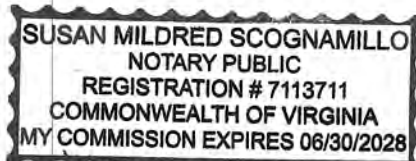
6.5.26
Date

Notarized By:

Sworn, subscribed, sealed and affirmed to this 5 day of June, ²⁰²⁶~~2025~~

Notary Public for State of ^{Virginia}~~Florida~~

Commission expires: 30 day of June, 20 28



Susan Mildred Scognamillo

Return to:
Meredith L Guirguis
David H Guirguis
2410 NE 15th Terrace
Pompano Beach, Florida [33064]

Trustee's Warranty Deed

This family, private property was acquired by Fred and Judy Lienhardt on the 30th day of March, 2004, Instrument #103885161, *and has not been sold since*. This deed is to remedy estate planning errors when induced into buying defective trust structures the intent of which could have been accomplished by simply adding a co-owner with JTROS. Meredith Lienhardt Guirguis was the owner before the trusts and was the beneficiary of all the trusts since her parents, Fred and Judy Lienhardt died, and is again owner, jointly with her son.

This conveyance is not a sale, and this property has not been sold since 30 March, 2004.

This Warranty Deed by and between David H Guirguis, as Trustee for 2410 Fairway Heights PMP Trust("Grantor"), whose mailing address is 2410 NE 15th Terrace, Pompano Beach, Florida, and Meredith Liendhard Guirguis and David H Guirguis("Grantee") whose mailing address is in care of 2410 NE 15th Terrace, Pompano Beach, Florida.

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) lawful money in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release unto the said Grantee forever, all right, title, interest, claim, and demand which the said Grantor has in and to the following described lot, piece or parcel of land situate, lying on Broward county, Florida, specifically described as follows:

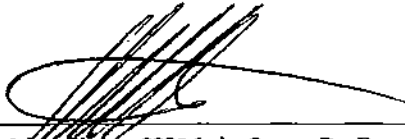
2410 NE 15th Terrace, Pompano Beach, Florida **PID#48431930250**

Lot 17 of Fairway Heights according to the plat recorded in Plat Book 48, Page 17, of the Public Records of Broward county, Florida.

To have and to hold in Joint Tenancy with Rights of Survivor, 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 said Grantee forever.

In witness whereof, the said Grantor has hereunto set his hands and seal this 30 day of March, 2026.

Signed, sealed and delivered in the presence of:


Walter Chavez 9232 Lake Serena Dr, Boca Raton, Florida 33496


Deborah Van Cott 2400 NE 15th Terrace, Pompano Beach, Florida 33064

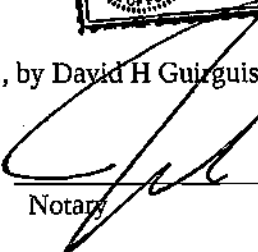
By: 
David H Guirguis as Trustee for,
2410 Fairway Heights PMP Trust

Acknowledgement

Broward county
Florida state

Sworn to (or affirmed) before me this 30 day of March 2026, A.D., by David H Guirguis, who is personally known to me.




Notary

(Seal)

Notice to Challengers

NOTICE #1

We, Meredith Lienhardt Guirguis and David H Guirguis will set the time, date and place for the review of these documents, no exceptions!

NOTICE #2

This notice is to inform any person who has lawful claim/standing to view this file and/or who wishes to review the complete file on record may do so by requesting an appointment with,

James Matthews

c/o: 110 Brackenwood Rd, Palm Beach Gardens, Florida, [33418]

Phone No. +1 (561) 506-5455

Email: taxrus@gmail.com

NOTICE #3

We, Meredith Lienhardt Guirguis and David H Guirguis, have included the summary of chain of title regarding these land rights.

NOTICE #4

This land patent document file has a total of **15** pages.

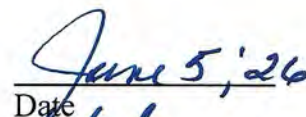
NOTICE #5

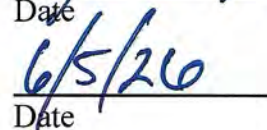
Failure of any lawful party claiming an interest to bring forward a lawful challenge to this Certificate of Acceptance of Declaration of State of Florida Land Grant and the benefit of Original Land Grant/Patent Forever Benefit, as stipulated herein, will be laches and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, within sixty (60) calendar days of this notice will forever bar any claimant from any claim against this Allodial Land Patent estate as described herein and will be Final Judgment.


Meredith Lienhardt Guirguis, Co-Grantee


David H. Guirguis, Co-Grantee


Date


Date



United States Department of the Interior
Bureau of Land Management

Eastern States
5275 Leesburg Pike
Falls Church, VA 22041
<https://www.blm.gov/eastern-states>

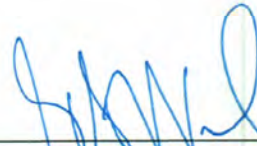


SEP 20 2022

TO WHOM IT MAY CONCERN:

I HEREBY CERTIFY THAT the attached reproduction is an exact copy of the official document on file in this office.

IN TESTIMONY WHEREOF I have hereunto subscribed my name and caused the seal of this office to be affixed on the above day and year.



Authorized Signature

Telephone (703) 558-7754 or Email BLM_ES_Inquiries@blm.gov

Compared Mar. 2, 1850. J. W. C. 11, 1850.

No. 20.

The United States of America.

To all to whom these presents shall come Greeting:

Whereas, by the act of Congress approved September 28, 1850, entitled "An Act to enable the State of Arkansas and other States to reclaim the Swamp Lands within their limits" it is provided that all the "Swamp and Overflowed Lands" made unfit thereby for cultivation, within the State of Florida which remained unsold at the passage of said Act, shall be granted to said State:

And whereas, in pursuance of instructions given the General Land Office of the United States, the several tracts or parcels of land hereinafter described have been selected as Swamp and Overflowed Lands owing to the said State under the Act aforesaid, situate in the District of Lands subject to sale at Gainesville formerly at Tampa Florida, to wit:

The whole of fractional section two: the east half of section three: the south half of the south east quarter and the south half of the south west quarter of section nine: the north half of the north east quarter, the south half of the south west quarter, and the south east quarter of section ten: the whole of section eleven: the south half of the south west quarter, and the south half of the south east quarter of section thirteen: the south east quarter, and the west half of section fourteen: the whole of section fifteen: the east half of the north east quarter, the south west quarter of the north east quarter, the east half of the south west quarter, the south west quarter of the south west quarter, and the south east quarter of section twenty: the whole of section twenty one: the north west quarter, and the north west quarter of the south west quarter of section twenty two: the north half of the north east quarter, and the north half of the north west quarter of section twenty four: the south west quarter of the north west quarter, the north west quarter of the south west quarter, and the south half of the south west quarter of section twenty seven: the south east quarter of the north east quarter, the north west quarter, and the north east quarter of the south east quarter of section twenty eight: the whole of sections twenty nine, thirty one, thirty two and thirty three: the west half, and the south east quarter of section thirty four: the south

March, 1850, the swamp land
State of Florida, formerly Florida,
S. M. Miles
State agent of the State of Florida
No. 20, for the District of Lands subject to sale at Gainesville, formerly Florida, of which this is the record.

half of section nineteen: the lots numbered one, two, three and four of section twenty; the lots numbered one, two, three and four, ^{and} the east half of the north west quarter of section twenty nine; the south west quarter of the south east quarter, and the west half of section thirty; the south east quarter of the north east quarter, the west half of the north east quarter, the north west quarter, and the south half of section thirty one, and the north east fractional quarter, the west half of the south west quarter, and the west half of the south east quarter of section thirty two. in

4113 Township forty seven south of range forty three east, containing four thousand three hundred and ninety eight acres, and thirteen hundredths of an acre.

The lots numbered one, two, three, four and seven, the south half of the north west quarter, and the west half of the south west quarter of section five; the lot numbered one, the east half of the south east quarter, the south west quarter of the south east quarter, and the south east quarter of the south west quarter of section six; the north east quarter, the east half of the north west quarter, the south west quarter of the north west quarter, and the south half of section seven; the west half of the north west quarter, and the west half of the south west quarter of section eight; the west half of the north west quarter, and the west half of the south west quarter of section seventeen; the whole of sections eighteen and nineteen; the lots numbered three and four, and the west half of the north west quarter of section twenty; the lot numbered two of section twenty nine; the whole of section thirty, and the west half of the north east quarter, the west half of the south east quarter, and the west half of section thirty one. in

415-435 Township forty eight south of range forty three east containing four thousand and ten acres and twenty three hundredths of an acre.

The lots numbered one, two, three, four, five, six, seven and eight, the south half

of the north east quarter, the south half
 of the north west quarter, the south west
 quarter, and the west half of the of the south
 east quarter of section six; the west half
 of the north east quarter, the north west quarter
 of the south east quarter, and the west half
 of section seven; the west half of section
 eighteen; the north west quarter, and the
 west half of the south west quarter of sec-
 tion nineteen; the lots numbered two, three
 and four, and the west half of the south
 west quarter of section thirty; and the lots
 numbered two, three and four of section
 thirty one, in

township forty nine south of range forty three east,
 containing two thousand acres and sixty
 nine hundredths of an acre, and containing
 in the aggregate two million two hun-
 dred and eighty two thousand six hun-
 dred and sixty seven acres, and seven
 hundredths of an acre, according to the
 official plats of survey of the said lands
 returned to the General Land Office by the
 Surveyor General, and for which the
 Governor of the said State of Florida has
 requested a patent to be issued to the
 said State as required in the aforesaid Act.

Now therefore, Know Ye, that
 the United States of America in consid-
 eration of the premises, and in conformity
 with the Act of Congress aforesaid, have
 given and granted, and by these presents
 do give and grant, unto the said State
 of Florida, in fee simple, subject to the
 disposal of the Legislature thereof, the tracts
 of land above described:

To have and to hold the same,
 together with all the rights privileges
 immunities and appurtenances thereto
 belonging, unto the said State of Florida in
 fee simple, and to its assigns forever.

In Testimony whereof I, Rutherford B. Hayes

507

President of the United States of America
have caused these Letters to be made Patent,
and the Seal of the General Land Office to
be hereunto affixed.

Given under my hand at the
City of Washington the fourteenth
day of February in the year of our
And one thousand eight hundred
and eighty one of the independence
of the United States the one hundred
and fourth.

By the President R. B. Hayes.

By W. H. Crook. Secretary.

Sir. Clark. Recorder of the General Land Office.

Compared Mar. 2, 1880

J. W. C. Whitely

Bureau of Land Management
Eastern States
8275 Keopung Pike
Falls Church, VA 22041

I hereby certify that this reproduction is a true copy of the
official record on file in this office.

Authorized Signature

Bureau of Land Management
Eastern States
5275 Leesburg Pike
Falls Church, VA 22041

SEP 20 2022

Date

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official record on file in this office.

Authorized Signature

