

Fax Transmittal Form

To: Office of the Governor-Notary Section

From: Joan HENLEY

Name:

CC:

Date Sent: 06/18/2015

Phone:

Number of Pages: 11 incl cover

Fax: 850-488-9810

Message: Notary complainant Form

To whom it may concern:

I had a contract with the complainant on this form, Traver Booker back in April of 2015.

I worked out a deal with him on "Quit claim" the property and explained to him what it means. We met at Bank of America in Homestead Florida and had it notarized, witnessed. It was also logged into notary's book & Traver signed the book..... It was recorded the following day at Miami-Dade county public record (See attached) 6/11/2015 @ 3:29.44 PM

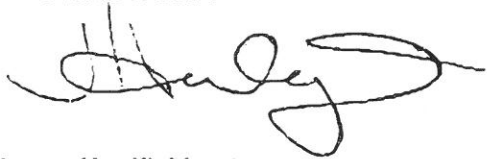
He told me that he met with a man name Cecil and he was greeted by the person he know knows is a notary, Flor G Gurwitz FF 150134 & went into a room with Cecil alone. Cecil had Mr. Booker sign several documents with no one else in the room and NEVER gave any copies of what he signed. Traver Booker never signed any log book

It turned out that he must of signed a "Quit Claim deed" ???? with only Cecil present at the time of signing and the papers must have been notarized & witnesses after he was gone. They recorded this deed with Miami-Dade records the day after I did 6/12/2015 @ 8:52.07 AM (See Attached)

Now Cecil is emailing me that he wants \$6,000.00 to go away. (See attached)

Please check and see if this document was notarized legally? Also Am I allow to get results or do these go to Traver Booker? My contact info is below. He has no email address and used mlne on form.

Thanks Joan



Joan (Jodi) Henley
J E Henley Co Inc
4820 NE 29th Ave
Lighthouse Point FL 33064

EMAIL: JBuyHomesinFL@aol.com
(954) 303-6736 Cell
(954) 571-9992 Fax

786-272-1010

786-272-7772

954-571-9992

Office of the Governor - Notary Section
The Capitol, Suite 209
Tallahassee, Florida 32399-0001
Telephone: (850) 717-9529 - Fax: (850) 488-9810

For Official Use Only:
Date Received _____

COMPLAINT FORM

COMPLAINANT INFORMATION (please print)

Your Name: TRAVEL BOOKER Telephone: 786-222-5359
Mailing Address: 232 SW 6th St E-mail: jehenley2@aol.com
Homestead FL 33030

NOTARY PUBLIC INFORMATION (please print)

Notary Name: FLOR G GURWITZ Commission #: FF 150134
Notary Address: 5300 NW 5300 St Expiration Date: Aug 12, 2018
8027 Miami FL 33176 #350 NOTARY ID - 1407653

PRELIMINARY QUESTIONS (please respond)

1. Is your signature on the subject document(s) a forgery? YES NO
2. Did you personally appear before the Notary to sign or acknowledge your signature on the subject document(s)? YES NO
3. Did you personally appear before the Notary on the specific date recorded in the Jurat/notarial certificate? YES NO
4. Did the Notary notarize the document(s) in your presence? YES NO
5. Do you personally know the Notary? YES NO

NATURE OF COMPLAINT

Must be typewritten or clearly printed. Specifically describe and provide facts of alleged misconduct, and attach a copy of the improperly notarized document(s). Additional space provided on second page, if needed.

I went in a room with Notary's BOSS
He gave me several documents to sign
While it was just Cecil & I & room
No one else!!! No witnesses!!!
He gave me no copies of what I signed.
Did not sign Notary's log Book.

I certify that the information in this complaint is true and correct to the best of my knowledge.

Signature [Signature] Date 6/18/15 (NEXT PAGE)

NATURE OF COMPLAINT (continued)

The Notary Admitted to
not Being in the Room at
Time of signing, But Did
Meet myself, Traver Barker.

She Also Admitted on a phone
call on June 18, 2015 approx
10:30 AM that the witnesses

were NOT in room, Did not meet
me. Also she ^{said} Never recording ~~anything~~

in her Lead
BOOK

Now her Boss, Cecil is telling
her to TALK to no one!

(Cecil) they are Demanding \$6,000.00 From
the Company that I did sign
"Quit Claim Deed" in presence of
Bank of America Employees of Homestead
(that Company gave me copies of what
I signed)

Copy of DADE County Records

CFN: 20150376183 BOOK 29653 PAGE 3012
DATE: 06/11/2015 03:29:44 PM
DEED DOC 0.60
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared By #
Return To:
J E Henley Co Inc
4820 NE 29th Ave
Lighthouse Point FL 33064
954-303-6736

Parcel Number: #10-7813-052-0230

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED, is executed this 10 day of JUNE, 2015, by

Traver Booker 1040 Adams Ave. #D Homestead FL 33004

Hereinafter referred to as "First Party", to

J E Henley Co Inc 4820 NE 29 Ave. Lighthouse Point FL 33064

Hereinafter referred to as "Second Party",

WITNESSETH, that the First Party, for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the Second Party, all right, title, interest, and claim which the First Party has in and to the following described lot, piece, or parcel of land situate, lying and being in the County of Miami-Dade County, State of Florida, to wit:

TATUMS COLORED TOWN ADD TO HMSTD PARTS OF LOTS 1 & 2 & UNNUM TR HLK % PER DB 3394-66 PB 9-82 LOT SIZE IRREGULAR public records of Miami-Dade County Florida.

Also known as street and number 232 SW 6th St. Homestead FL 33030

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto, of all interest, equity, and claim whatsoever the First Party may have, either in law or equity, for the proper use, benefit, and behalf of the Second Party forever.

IN WITNESS WHEREOF, the First Party has signed and sealed these presents the day and year first above written.

COPY OF DADE COUNTY RECORDS

CFN: 20150377063 BOOK 29654 PAGE 361
DATE: 06/12/2015 08:52:07 AM
DEED DOC 0.60
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

Prepared By and Return To:

Levinson, Gritter & DiGirola, LLP
Anthony DiGirola, ESQ
200 S. Andrews Ave., STE 903
Ft. Lauderdale, FL 3301

NOT PRESENT

Quit Claim Deed

This Quit Claim Deed made this 5 day of June, 2015 between Traver Booker, a single person, whose mailing address is 2323 SW 6 ST HOMESTEAD, FL 33030 (collectively, the "Grantor"), and 23230 Trust, U/A/D April 21, 2015, TAINO HERMES AS TRUSTEE CORP, a Florida Corporation, AS TRUSTEE, whose post office address is 227 W. 23 Street, Hialeah, Florida 33010 ("Grantee").

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Begin at the Northeast Corner of Block 5, of Tatums Colored Town Addition, a Subdivision in Dade County, Florida, for the P.O.B.; Thence go west 74-92 feet, thence go due South 87 feet to the North line of Lot 3, Thence East to the N.E. Corner of Lot 3, Thence North Easterly to the Point of beginning as contained in Plat Book 9, at Page 62 of the Public Records of Miami-Dade County, Florida

Parcel Identification Number: 10-7813-052-0230

This Property is not the homestead of the Grantor nor contiguous thereto; Grantor resides at the address above.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

[Signature page follows]

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:

[Signature]

[Signature]
TRAVER BOOKER

Witness Name: Archiea Abril

[Signature]

Witness Name: Melissa Feinin

NOT PRESENT
→

NOT PRESENT
→

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 5 day of June, 2015, by TRAVER BOOKER who has produced Florida ID as identification.

[Notary Seal]

[Signature]
Notary Public

Flor Gurwitz
Printed Name

8/12/2018
My Commission Expires:



→
met me But NOT present at time of signing

Copy OF one Email FROM "Cecil"

Page 1 of 2

Subj: Re: 232 SW 6th Street Hialeah FL 33030
Date: 6/17/2015 11:44:16 A.M. Eastern Daylight Time
From: cecil@cpaulgroup.com
CC: anthony@lgdlawfirm.com, Admin@cpaulgroup.com, IBuyHomesinFL@aol.com

↑ Notary's Email Address

Jodi,

You are on notice not to communicate in any form with anyone regarding this matter pertaining to my interest in this property.

Only speak to me.

CECIL.
786.704.8053

On Jun 17, 2015, at 10:52 AM, Anthony J. DiGiore <anthony@lgdlawfirm.com> wrote:

FYI.

Please make note of our new phone and fax numbers

Anthony J. DiGiore, Esq.
Levinson, Gritter & DiGiore, LLP
200 S. Andrews Ave, Suite 903
Fort Lauderdale, FL 33301
Phone: (954) 548-3351*
Fax: (954) 548-3352*
anthony@lgdlawfirm.com

From: IBuyHomesinFL@aol.com [<mailto:IBuyHomesinFL@aol.com>]
Sent: Wednesday, June 17, 2015 10:42 AM
To: Anthony J. DiGiore
Subject: Fwd: 232 SW 6th Street Hialeah FL 33030

Anthony,

Here's a copy of email from Cecil to me.

????

Jodi Henley
954 303 6736 phone
964 571 9992 Fax
www.IBuyHomesinFL.com
www.FLHouseDeals.com

From: cecil@cpaulgroup.com

To: IBuyHomesinFL@aol.com
Sent: 6/16/2015 8:29:34 P.M. Eastern Daylight Time
Subj: Re: 232 SW 6th Street Hialeah FL 33030

I do. Not have this property under contract.

CECIL.

----- Forwarded message -----

From: <IBuyHomesinFL@aol.com>
Date: Tuesday, June 16, 2015
Subject: Fwd: 232 SW 6th Street Hialeah FL 33030
To: pt@courtesyautosupply.com

Please contact me at your earliest convenience regarding the above property. I had a contract with the seller & we signed documents before you did. I need to talk to you on what he has signed.

Please call me between 10 AM & 10 PM florida time

Do you have anyone in town handleing you properties ?

Jodi Henley
954 303 6736 phone
964 571 9992 Fax
www.IBuyHomesinFL.com
www.FLHouseDeals.com

--
Cecil
Courtesy Auto Supply

Copy of Email from "Cecil"

From: cecil@cpaulgroup.com
CC: anthony@lgdlawfirm.com, IBuyHomesinFL@aol.com, Admin@cpaulgroup.com
Sent: 6/17/2015 11:21:21 A.M. Eastern Daylight Time
Subj: Re: 232 SW 6th Homestead

Jodi,

\$6,000 for me to walk away.

This fee is not negotiable, and requires a response of Yes or No.

CECIL.

786.704.8053

On Jun 17, 2015, at 10:47 AM, Anthony J. DiGiore <anthony@lgdlawfirm.com> wrote:

FYI.

Please make note of our new phone and fax numbers

Anthony J. DiGiore, Esq.
Levinson, Gritter & DiGiore, LLP
200 S. Andrews Ave, Suite 903
Fort Lauderdale, FL 33301
Phone: (954) 548-3351*
Fax: (954) 548-3352*
anthony@lgdlawfirm.com

From: IBuyHomesinFL@aol.com [<mailto:IBuyHomesinFL@aol.com>]
Sent: Wednesday, June 17, 2015 10:42 AM
To: Anthony J. DiGiore
Subject: 232 SW 6th Homestead

Anthony,

Here is my email & contact info. Also I have attached the quit claim deed I filed.

Please let me know how this will be handled. I know your client is out of the country so it won't be finished today, but I would like this completed and recorded in the next few days.

Call or email with questions, Thank you.

Jodi Henley

954 303 6736 phone
964 571 9992 Fax
www.IBuyHomesinFL.com
www.FLHouseDeals.com

<scan0109.pdf>

Eduardo F. Rodriguez
305-978-9340
eddie@efrlawfirm.com

June 29, 2015

VIA E-MAIL (chase.landrum@eog.myflorida.com)

Chase Landrum, Notary Coordinator
Office of the Governor
The Capitol
Tallahassee, Florida 32399

RE: Complaint of Notary Misconduct

Dear Mr. Landrum:

We are writing in our capacity as legal counsel for Flor Gurwitz, against whom a complaint of notary misconduct dated July 14, 2015 was filed by Traver Booker (the "Complaint"). Enclosed are the sworn statements of Ms. Gurwitz and of Cecil Tavares, who is mentioned in the Complaint.

As is clear from the enclosed Sworn Statements, the Complaint is filled with factual inaccuracies regarding the circumstances under which Ms. Gurwitz notarized Mr. Booker's signature on a Quit Claim Deed. For example, Mr. Booker makes accusations that Ms. Gurwitz did not meet Mr. Booker, when in fact it was she that tended to him the day on which he appeared at her place of employment. In fact, Mr. Tavares, who is Ms. Gurwitz's employer, was not in the country on the date on which the supposed infraction took place. Notwithstanding, Mr. Booker misrepresents that Ms. Tavares was the only person present when the deed was signed and/or acknowledged. Such a glaring inaccuracy is sufficient to warrant the outright dismissal or withdrawal of the Complaint.

Mr. Booker also contends that Ms. Gurwitz was not present, yet she not only has a copy of his driver's license but she also has a detailed recollection of what transpired that day. Again, Mr. Booker has manufactured facts in order to avoid the consequences of the transaction he entered into. It is clear now that Mr. Booker's Complaint is driven by a desire to enter into a separate transaction with Jody Henley, who made several threats against Ms. Gurwitz prior to the filing of the Complaint. Despite Mr. Booker's false accusations and transparent motives, Ms. Gurwitz did not violate the statutory provisions cited in the Complaint. Moreover, because of his

factual misrepresentations, Mr. Booker's Complaint should be dismissed and/or withdrawn immediately.

Thank you in advance for your consideration of the enclosed Sworn Statements. Please do not hesitate to contact us should you need any additional information or if we may be of any assistance.

Respectfully,

A handwritten signature in black ink, appearing to read 'Eduardo F. Rodriguez', with a stylized flourish extending to the right.

Eduardo F. Rodriguez

Enclosure

SWORN RESPONSE OF NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

DATED JULY 29, 2015

My name is Flor Gurwitz, a Notary Public with Commission No. 150134. On June 5, 2015, I notarized a Quit Claim Deed executed by Traver Booker in the office of The CPaul Group, where I work. I have reviewed the Complaint of Notary Misconduct submitted by Mr. Booker, which contains multiple inaccuracies, and am providing my response as well as some additional information that is pertinent to the inquiry.

I am employed by The CPaul Group, a real estate investment company. The principal of the company is Cecil Tavares, who is mentioned in Mr. Booker's complaint. On June 5, 2015, the day Mr. Booker came by our office, Mr. Tavares was not present. In fact, he was on a vacation outside of the country. Prior to his departure on vacation, Mr. Tavares had advised me that Mr. Booker would be coming by to execute a Quit Claim Deed and pick up a check for \$3,500. When he arrived at the office that day, the receptionist advised me that Mr. Booker was there. I greeted him in our lobby, introduced myself and escorted him to our conference room. While in the conference room I provided Mr. Booker with a detailed explanation of the document he was about to sign and I requested his identification so that I can make two copies of it, one for my notary records and the second one for our accounting department. The copy of his identification, which is a Florida Driver's License that I kept for my notary records is attached hereto as Exhibit 1.

It is my recollection that Mr. Booker signed the Quit Claim Deed while I was making photocopies of his Driver's License. When I returned to the room, I returned his Driver's License and advised him that I was going to go notarize the document in my office and return it to him. As a matter of background, I wanted to notarize the document in my office because I am pregnant with twins and on that day I had morning sickness and was very nauseous. Mr. Booker advised me that it wasn't a problem and commented that he was simply interested in getting this over with because the property had been too much trouble and all he wanted was his check. I simply smiled without any comment. I then asked to be excused so that I may go to the restroom. When I left the conference room, I went straight to the restroom because of my nausea. When I was done in the restroom, I went back into the conference room and advised Mr. Booker that his check was being prepared by the accounting office.

After about five (5) minutes, I headed to the accounting office to give them the extra copy of Mr. Booker's Driver's License. I showed the copy to the two witnesses that eventually signed the deed and advised them that I would be passing by in a few minutes to have them witness the Quit Claim Deed. While I ordinarily have them present for such a thing, my morning sickness and nausea led me to just have them witness it outside of Mr. Booker's presence.

When the check was ready, I headed back to the conference room to provide it to Mr. Booker and left with the deed for it to be witnessed and notarized. A copy of the check is attached hereto as Exhibit 2. I stopped by the two witnesses and had them sign it. While they were not in his presence, there is no doubt, however, that they knew Mr. Booker had signed the document. I then proceeded to my office where I notarized the document. A copy of the fully executed Quit Claim Deed is enclosed with Mr. Booker's complaint and is attached hereto as Exhibit 3. I then asked Mr. Booker if he needed a copy of the deed and he advised me that it was unnecessary and left with his check.

Mr. Booker makes other accusations in his Complaint, which are unfounded. Specifically, he contends that I made several admissions regarding the notarization of the Quit Claim Deed. I believe he is referring to a conversation I had with a person that I identified herself as Jody Henley. Ms. Henley called me at my office on June 17, 2015 and made a series of false accusations and threats towards me. She mentioned my husband's name and his profession, and asked me personal questions such as where I live and what my personal address, e-mail address and telephone numbers were. When I advised her that my personal matters and life were off limits, and requested that she stay out of my personal affairs, Ms. Henley replied that it didn't matter because she could find that information through other sources.

After I spoke to Ms. Henley, she sent me an e-mail purporting to explain that she had received a Quit Claim Deed from Mr. Booker dealing with the same property and that the document executed by Mr. Booker was not executed properly. She then requested that I assist her to void the Quit Claim Deed signed by Mr. Booker on July 5 and threatening to file a complaint and/or to sue me if I did not help her.

I explained to Ms. Henley that I had no control over the deed, as I only worked for Mr. Tavares. It was ultimately his call to make on how to proceed. Her response to me was "oh well then I'll go after you Mrs. Gurwitz." It is clear that Ms. Henley's threats have come true, now that Mr. Booker has filed his complaint against me.

After my last telephone call with Ms. Henley and her aggressive threats against me, and several other attempts by her and unidentified people to contact me regarding this situation, coupled with my pregnancy, I began to feel very bad and I visited my doctor on June 19, 2015. I was placed on bed rest for the remainder of that day.

As for the specific alleged violations regarding the circumstances of that day, the document was notarized and witnessed while Mr. Booker waited in the conference room in our office, where I was present. He was present and acknowledged his signature and I merely left the room because of my nausea and to have it stamped in my internal office. I never left our office and neither did Mr. Booker. There was no doubt that Mr. Booker signed the instrument. I received satisfactory evidence that it was Mr. Booker when he provided me his Florida Driver's License, and even kept a photocopy of his Driver's License for my records. The acknowledgment that it was Mr. Booker's signature was evident when we were in the conference room together and when he provided me his Florida Driver's License (upon my request). I did not falsely or fraudulently take an

acknowledgement as alleged in the Complaint. It could not have been anyone else's signature.

As for the jurat of the notarized signature, I was unaware that there was a distinction between a Florida Driver's License and a "Florida I.D." since a Florida Driver's License is issued by the State of Florida. I now know that I should be as specific as possible in the notarial jurat.

Under penalty of perjury, I declare that I have read the foregoing response and that the facts stated herein are true.

By: [Signature]
FLOR G. GURWITZ

Address: 10025 SW 102 Ave Ref
Miami, FL 33176

Telephone: 305-492-9230

Sworn to and subscribed before me this 29 day of July, 2015, by Flor G. Gurwitz.

By: [Signature]
(Name of Notary Public)

Personally Known ; OR Produced Identification _____
Type of Identification Produced _____

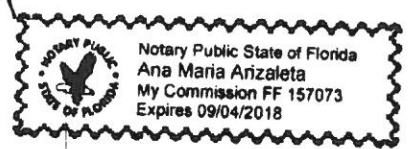



EXHIBIT 1

FLORIDA
The Sunshine State
DRIVER LICENSE CLASS E
s. 119.071(4)(d), F.S.



TRAVER ARNESS
BOOKER
232 SW 6 ST
HOMESTEAD, FL 33033-0000
DOB: 05-10-1970 SEX: M
EXP: 05-10-2010 HGT: 5-10
EXP: 05-10-2017

Arness

Florida Department of Transportation

EXHIBIT 2



TAMM SERVICES OF TRUSTEE CORP

GILBERT, MA BR 4170
1000 WILSON ST
MILFORD, MA 01905

Account #

00-04-15

TIMOTHY BECKER

Three thousand five hundred and no/100

9,500.00

232 000 46 ST HANOVER

0/100

s. 119.071(5)(b), F.S.

s. 119.071(5)(b), F.S.

EXHIBIT 3

Prepared By and Return To:
Levinson, Gritter & DiGiore, LLP
Anthony DiGiore, ESQ
200 S. Andrews Ave., STE 903
Ft. Lauderdale, FL 3301

Quit Claim Deed

This Quit Claim Deed made this 6 day of June, 2015 between Traver Booker, a single person, whose mailing address is 2323 SW 6 ST HOMESTEAD, FL 33030 (collectively, the "Grantor"), and 23230 Trust, U/A/D April 21, 2015, TAINO HERMES AS TRUSTEE CORP, a Florida Corporation, AS TRUSTEE, whose post office address is 227 W. 23 Street, Hialeah, Florida 33010 ("Grantee").

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Begin at the Northeast Corner of Block 5, of Tatum's Colored Town Addition, a Subdivision in Dade County, Florida, for the P.O.B.: Thence go west 74-92 feet, thence go due South 87 feet to the North line of Lot 3. Thence East to the N.E. Corner of Lot 3. Thence North Easterly to the Point of beginning as contained in Plat Book 9, at Page 62 of the Public Records of Miami-Dade County, Florida

Parcel Identification Number: 10-7813-052-0230

This Property is not the homestead of the Grantor nor contiguous thereto; Grantor resides at the address above.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

[Signature page follows]

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:

[Signature]

[Signature]
TRAVER BOOKER

Witness Name: Andrea Abril

[Signature]

Witness Name: Melissa Fermin

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 5 day of June, 2015, by TRAVER BOOKER who has produced Florida ID as identification.

[Notary Seal]



[Signature]
Notary Public

Flor Gurwitz
Printed Name

8/12/2018
My Commission Expires:

SWORN STATEMENT OF CECIL TAVARES

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

DATED JULY 20, 2015

My name is Cecil Tavares and I am the principal of The CPaul Group, a real estate investment company. I am mentioned in the Complaint of Notary Misconduct filed by Traver Booker regarding the notarization of a Quit Claim Deed executed by Mr. Booker on June 5, 2015 at my office. On June 5, 2015, the day Mr. Booker came by our office, I was not present. In fact, I was on a vacation outside of the country and my assistant, Flor G. Gurwitz attended him that day. A true and correct copy of my passport evidencing that I was not in the country that day is attached hereto as Exhibit 1.

Despite the fact that I was not in the country, Mr. Booker claims that he was in the room alone with me on that date. I was not in the country that day, let alone in my company's conference room. I do not know why Mr. Booker would manufacture such a scenario, other than the obvious reason of getting out of the legitimate transaction he had completed with my company. In fact, on the day Mr. Booker executed the Quit Claim Deed, he was provided a check in the amount of \$3,500 payable against the account of Taino Hermes, as Trustee Corp., which is an entity belonging to me. The check was cashed by Mr. Booker and he retained the funds. A copy of the check is attached hereto as Exhibit 2.

Upon my return from vacation, I learned that another real estate investor, Jody Henley of the J E Henley Co. Inc. had obtained a quit claim deed from Mr. Booker dated June 10, 2015 (*i.e.*, 5 days after he had deeded the property over to my company) and was accusing Ms. Gurwitz of improperly notarizing the document and threatening to come after her personally if she did not help to void the deed obtained by my company. It is now clear that Ms. Henley has set her plan in motion by having Mr. Booker file the Complaint of Notary Misconduct against Ms. Gurwitz.

It is clear, however, that Mr. Booker filed the Complaint with multiple inaccuracies including with respect to my presence on the day he signed the subject Quit Claim Deed.

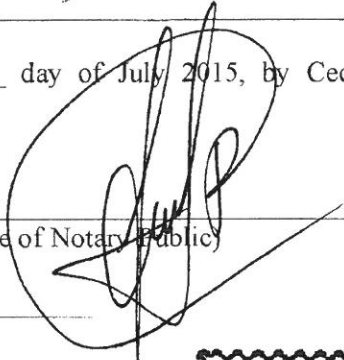
Under penalty of perjury, I declare that I have read the foregoing statement and that the facts stated herein are true.

By: 
Cecil Tavares

Address: 227 W 23rd
Highway 33010

Telephone: 3057981662

Sworn to and subscribed before me this 29 day of July 2015, by Cecil Tavares.

By: 
(Name of Notary Public)

Personally Known ; OR Produced Identification _____

Type of Identification Produced _____

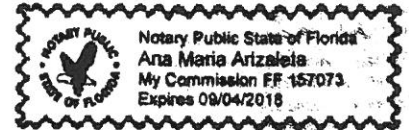


EXHIBIT 1

EXHIBIT 2



First Security Bank of Florida

CHICKEN, MA BR #179
1001 W. 1st St. #179
Tallahassee, FL 32301

ATM

000-04-15

TINNEY BROOKER

Three thousand five hundred and no/100

000000

232 000 4 ST Homestead

000000

s. 119.071(5)(b), F.S.

s. 119.071(5)(b), F.S.



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com

850-488-7146

850-487-0801 fax
July 14, 2015

Mr. Traver Booker
232 Southwest 6th Street
Homestead, Florida 33030

RE: Investigation of Notary Public Flor Gurwitz

Dear Mr. BOoker:

Thank you for contacting the Notary Section of the Executive Office of the Governor to file a complaint of notary misconduct against Flor Gurwitz. This Office takes allegations of notary misconduct seriously, and relies upon vigilant citizens, like you, to ensure Florida notaries public adhere to the responsibilities and prohibitions of their office. However, the jurisdiction of this Office is limited to the laws governing notary conduct, as defined in Chapter 117, Florida Statutes, and we are unable to file criminal charges or make a document null and void.

Based upon your complaint, this Office has initiated an investigation of possible violations of Chapter 117, Florida Statutes. Ms. Gurwitz is now required to provide a sworn written response to each of the matters under investigation by this Office. A copy of the letter to Flor Gurwitz is enclosed for your records.

If you have suffered monetary damages due to the alleged notary violation(s), you may wish to file a claim against the notary's surety bond. To obtain the name and address of the bonding company or a copy of the bond, you may contact the Department of State, Notary Commissions and Certifications Section, at (850) 245-6975. Additionally, you may want to consult with an attorney to determine any legal options available to you.

We will update you of the status of this investigation as it progresses. If you have any questions, please feel free to contact our office at (850) 717-9325, or by email at NOTARY@eog.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Landrum".

Chase Landrum
Notary Coordinator

Enclosure.



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL

TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com

850-488-7146

850-487-0801 fax

July 30, 2015

Mr. Traver Booker
232 Southwest 6th Street
Homestead, Florida 33030

RE: Investigation of Notary Public Flor Gurwitz

Dear Mr. Booker:

Thank you for your assistance with the ongoing investigation of notary misconduct based upon the complaint you filed against Flor Gurwitz, a Florida notary public.

In response to the reported violation(s) of the laws governing Florida notaries public contained within your complaint, the notary has submitted a sworn written statement, a copy of which is enclosed for your review. If there is any additional evidence supporting the allegations of your complaint that was not previously submitted to this Office, we ask that you provide such materials **within fifteen (15) days** of the date of this letter.

If no further evidence is received by this Office within the allotted timeframe, we will proceed to make a determination in this case based upon your complaint and the sworn written statement of the notary. Once such a determination is made, we will notify you of the outcome of this investigation, as well as any disciplinary action taken.

Please do not hesitate to contact me at (850) 717-9325, or by email at NOTARY@eog.myflorida.com, if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Landrum".

Chase Landrum
Notary Coordinator



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL

TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com

850-488-7146

850-487-0801 fax

December 3, 2015

Ms. Flor Gurwitz
10025 Southwest 102nd Avenue Road
Miami, Florida 33176

Sent via Certified Mail #7015 0640 0006 9919 1358

RE: Remedial Action Required by **December 23, 2015**

Dear Ms. Gurwitz:

Thank you for your cooperation with the investigation conducted by the Notary Section of the Executive Office of the Governor regarding the complaint filed by Traver Booker.

Based upon a thorough review of the complaint and associated materials, as well as your sworn written statement, this Office has confirmed the following violation of the notary statutes:

- Mr. Booker did not sign the "Quit Claim Deed," dated June 5, 2015, in your immediate presence, and he was not present at the time of your notarization of the document. "A notary public may not notarize a signature on a document if the person whose signature is being notarized is not in the presence of the notary public at the time the signature is notarized." Fla. Stat. §117.107(9). **There are no exceptions to the presence requirement.**

The act of notarizing an instrument has legal consequences that demand strict adherence to the statutory requirements defined within Chapter 117, Florida Statutes. The failure to abide by those statutory requirements constitutes a neglect of duty, for which the Governor may issue an executive order of suspension, pursuant to Section 117.01(4), Florida Statutes. The violation confirmed above undermines the confidence in your continued fitness to serve in the public office you now hold.

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As a result of the violation confirmed above, but in light of the absence of prior disciplinary actions against your notary commission, the Notary Section offers you the option to perform remedial action in lieu of proceeding with the suspension of your commission. This Office must receive proof of your completion of the remedial action below **within twenty (20) days** of the date of this letter:

- Complete the Notary Education Course. This educational course is offered free-of-charge through the Florida Department of State website (available at <http://notaries.dos.state.fl.us/education/index.html>), and is designed to provide the necessary information to perform your notarial duties in accord with the requirements of Chapter 117, Florida Statutes. Submit proof of completion of this course to this Office.

If proof of your completion of the above-stated remedial action is not received within the allotted time, this Office will proceed with further disciplinary action for the confirmed violation of Chapter 117, Florida Statutes.

Thank you for your prompt response to this matter.

Sincerely,



Chase Landrum
Notary Coordinator



RICK SCOTT
GOVERNOR

STATE OF FLORIDA

Office of the Governor

THE CAPITOL
TALLAHASSEE, FLORIDA 32399-0001

www.flgov.com
850-488-7146
850-487-0801 fax

July 14, 2015

Ms. Flor Gurwitz
10025 Southwest 102nd Avenue Road
Miami, Florida 33176

Sent via Certified Mail #7014 3490 000 5839 9028

RE: Complaint of Notary Misconduct; Response Due By **July 29, 2015**

Dear Ms. Gurwitz:

The Notary Section of the Executive Office of the Governor has received a complaint of notary misconduct filed against you by Traver Booker, a copy of which is enclosed for your reference. This Office is now conducting an investigation of the reported notary misconduct cited below. Your full and prompt cooperation with this investigation is a required component of your commission as a Florida notary public.

Using the enclosed form, please provide a sworn written response to each of the matters bulleted below **within twenty (20) days** of the date of this letter. Please respond with specificity, and include any supporting documents, notary journal logs, or materials relevant to the investigation of the following alleged violations of the notary statutes:

- Mr. Booker reports he signed the enclosed "Quit Claim Deed," dated June 5, 2015, outside of your presence, and denies he was present at the time of your notarization of the document. "A notary public may not notarize a signature on a document if the person whose signature is being notarized is not in the presence of the notary public at the time the signature is notarized." Fla. Stat. §117.107(9). There are no exceptions to the presence requirement. Please fully explain the circumstances surrounding your notarization of the enclosed instrument.
- Based upon the apparent presence violation noted above, you would have been unable to confirm the identity of the signatory as the same person

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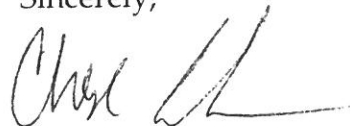
named in and executing the document. "A notary public may not notarize a signature on a document unless he or she personally knows, or has satisfactory evidence, that the person whose signature is to be notarized is the individual who is described in and who is executing the instrument." Fla. Stat. §117.05(5).

- Based upon the apparent presence violation noted above, it appears you falsely or fraudulently took an acknowledgment of the challenged notarized document by wrongly stating in the jurat of the Quit Claim Deed that the instrument was acknowledged in your presence by Traver Booker. Falsely or fraudulently taking an acknowledgment of an instrument is a third-degree felony, in violation of Section 117.105, Florida Statutes. Please fully explain the circumstances surrounding your notarization of the "Quit Claim Deed" instrument.
- You failed to include a complete jurat or notarial certificate on the notarized instrument. Specifically, you failed to record specific type of identification relied upon to confirm the identity of the signatory. Fla. Stat. §117.05(4)(f); *see also* Fla. Stat. §117.05(5). In the jurat of the notarized instrument, you merely wrote "Florida ID," which is insufficient to satisfy the statutory requirements of a valid jurat. A complete and accurate jurat or notarial certificate must accompany each notarization performed.

Failure to fully and promptly cooperate with the investigation conducted by this Office will result in disciplinary action taken, up to and including the suspension of your notary commission.

Thank you for your prompt response to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chase Landrum", with a long horizontal flourish extending to the right.

Chase Landrum
Notary Coordinator

Enclosure.

cc: Mr. Traver Booker - Complainant