



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0522.03

Part 1: Tax Deed Application Information

Applicant Name	KEYS FUNDING LLC - 2019	Application date	Apr 22, 2021
Applicant Address	US BANK CF KEYS FUNDING LLC - 2019 PO BOX 645040 CINCINNATI, OH 45264-5040		
Property description	HACK ROYETTE TRUSTEE FOR HACK ROYETTE TRUST 901 CALHOUN AVE # A PENSACOLA, FL 32507 901 CALHOUN AVE 10-0478-555 LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR 5965 P 1622 (Full legal attached.)	Certificate #	2019 / 5139
		Date certificate issued	06/01/2019

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2019/5139	06/01/2019	1,211.29	60.56	1,271.85
→Part 2: Total*				1,271.85

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/5477	06/01/2020	1,218.99	6.25	60.95	1,286.19
Part 3: Total*					1,286.19

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,558.04
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,186.47
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	4,119.51

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u><i>Shirley Rich, CFCA</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>May 7th, 2021</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/02/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR 5965 P 1622/1628 SEC 54/35 T2S R30/31

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100415

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-0478-555	2019/5139	06-01-2019	LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR 5965 P 1622/1628 SEC 54/35 T2S R30/31

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
KEYS FUNDING LLC - 2019
US BANK CF KEYS FUNDING LLC - 2019
PO BOX 645040
CINCINNATI, OH 45264-5040

04-22-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

<p>General Information</p> <p>Parcel ID: 352S311000016061</p> <p>Account: 100478555</p> <p>Owners: HACK ROYETTE TRUSTEE FOR HACK ROYETTE TRUST</p> <p>Mail: 901 CALHOUN AVE # A PENSACOLA, FL 32507</p> <p>Situs: 901 CALHOUN AVE 32507</p> <p>Use Code: MULTI-FAMILY <=9</p> <p>Units: 2</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$9,000</td> <td>\$57,172</td> <td>\$66,172</td> <td>\$66,172</td> </tr> <tr> <td>2019</td> <td>\$9,000</td> <td>\$51,639</td> <td>\$60,639</td> <td>\$60,639</td> </tr> <tr> <td>2018</td> <td>\$9,000</td> <td>\$49,914</td> <td>\$58,914</td> <td>\$58,914</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p> <p>Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$9,000	\$57,172	\$66,172	\$66,172	2019	\$9,000	\$51,639	\$60,639	\$60,639	2018	\$9,000	\$49,914	\$58,914	\$58,914										
Year	Land	Imprv	Total	Cap Val																											
2020	\$9,000	\$57,172	\$66,172	\$66,172																											
2019	\$9,000	\$51,639	\$60,639	\$60,639																											
2018	\$9,000	\$49,914	\$58,914	\$58,914																											
<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>05/2006</td> <td>5965</td> <td>1628</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>05/2006</td> <td>5965</td> <td>1622</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>07/1998</td> <td>4281</td> <td>534</td> <td>\$5,700</td> <td>WD</td> <td></td> </tr> <tr> <td>12/1986</td> <td>2324</td> <td>966</td> <td>\$32,900</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	05/2006	5965	1628	\$100	OT		05/2006	5965	1622	\$100	QC		07/1998	4281	534	\$5,700	WD		12/1986	2324	966	\$32,900	WD		<p>2020 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description</p> <p>LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR 5965 P 1622/1628 SEC 54/35...</p> <p>Extra Features</p> <p>None</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																										
05/2006	5965	1628	\$100	OT																											
05/2006	5965	1622	\$100	QC																											
07/1998	4281	534	\$5,700	WD																											
12/1986	2324	966	\$32,900	WD																											

Parcel Information [Launch Interactive Map](#)

Section

Map Id: 35-2S-31-2

Approx. Acreage: 0.2376

Zoned: HDMU

Evacuation & Flood Information

[Open Report](#)


[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

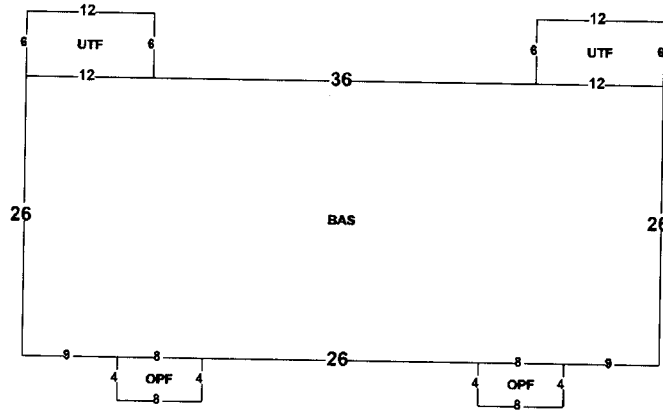
Address: 901 CALHOUN AVE, Year Built: 1972, Effective Year: 1972, PA Building ID#: 110647

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-2
- EXTERIOR WALL-BRICK-FACE/VENEER
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-6
- NO. STORIES-1
- ROOF COVER-DIMEN/ARCH SHNG
- ROOF FRAMING-HIP
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

 Areas - 1768 Total SF

- BASE AREA - 1560
- OPEN PORCH FIN - 64
- UTILITY FIN - 144



Images



8/29/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021057569 5/25/2021 3:02 PM
OFF REC BK: 8538 PG: 13 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS TAX FUNDING LLC – 19 US BANK** holder of **Tax Certificate No. 05139**, issued the 1st day of **June, A.D., 2019** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR 5965 P 1622/1628 SEC 54/35 T2S R30/31

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 100478555 (0522-63)

The assessment of the said property under the said certificate issued was in the name of

ROYETTE HACK TRUSTEE FOR ROYETTE HACK TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of May, which is the **2nd day of May 2022**.

Dated this 25th day of May 2021.

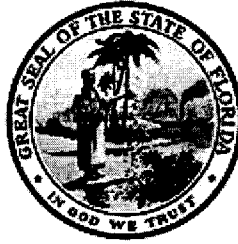
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

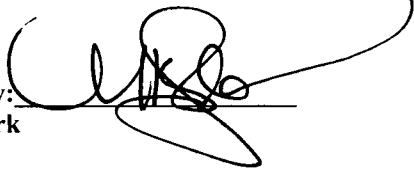
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 100478555 Certificate Number: 005139 of 2019**

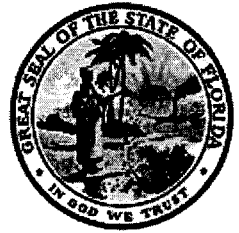
Payor: ROYETTE W HACK 7155 PRINCESS LN PENSACOLA FL 32526 Date 11/08/2021

Clerk's Check #	453046795	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$4,929.06
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$5,564.13

reduced \$ 4,771.35

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 100478555 Certificate Number: 005139 of 2019

Redemption No Application Date Interest Rate

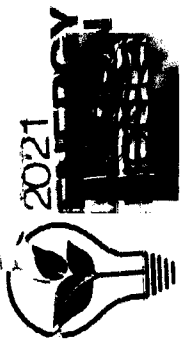
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="05/02/2022"/>	Redemption Date <input type="text" value="11/30/2021"/>
Months	13	7
Tax Collector	<input type="text" value="\$4,119.51"/>	<input type="text" value="\$4,119.51"/>
Tax Collector Interest	\$803.30	\$432.55
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$4,929.06	\$4,558.31
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.07	\$49.04
Total Clerk	\$558.07	\$516.04
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$5,564.13	\$5,091.35 - 120 - 200 = <u>\$4,771.35</u>
	Repayment Overpayment Refund Amount	\$472.78
Book/Page	<input type="text" value="8538"/>	<input type="text" value="13"/>

good bill
11/30/2021

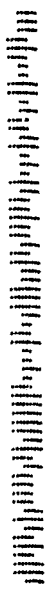
Cashier Check payable Escambia Clerk of Court
\$ 4,771.35

Royette W Hack
7155 Princess Ln
Pensacola FL 32526-3617

PENSACOLA FL 325
5 NOV 2021 PM 1 L



Tom Childers
Clerk of the Circuit Court -
Official Records
221 Palafox Place, Suite 110
Pensacola
FL - 32502



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021122474 11/8/2021 2:48 PM
OFF REC BK: 8657 PG: 140 Doc Type: RTD

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8538, Page 13, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05139, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: **100478555 (0522-63)**

DESCRIPTION OF PROPERTY:

**LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534
OR 5965 P 1622/1628 SEC 54/35 T2S R30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: ROYETTE HACK TRUSTEE FOR ROYETTE HACK TRUST

Dated this 8th day of November 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 10-0478-555 CERTIFICATE #: 2019-5139

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: February 4, 2002 to and including February 4, 2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: February 25, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 25, 2022

Tax Account #: **10-0478-555**

1. The Grantee(s) of the last deed(s) of record is/are: **ROYETTE HACK TRUSTEE OF THE ROYETTE HACK TRUST DATED 27TH DAY OF MAY 2006**

By Virtue of Quit Claim Deed recorded 8/7/2006 in OR 5965/1622

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 10-0478-555

Assessed Value: \$66,172.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **MAY 2, 2022**
TAX ACCOUNT #: _____ **10-0478-555**
CERTIFICATE #: _____ **2019-5139**

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify City of Pensacola, P.O. Box 12910, 32521 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Notify Escambia County, 190 Governmental Center, 32502 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homestead for <u>2020</u> tax year. |

ROYETTE HACK TRUSTEE
FOR ROYETTE HACK TRUST
901 CALHOUN AVE # A
PENSACOLA, FL 32507

ROYETTE HACK TRUSTEE
FOR ROYETTE HACK TRUST
7165 PRINCESS LANE
PENSACOLA, FL 32526

Certified and delivered to Escambia County Tax Collector, this 25th day of February, 2022.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

February 25, 2022

Tax Account #:10-0478-555

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LT 16 & S 1/2 OF LT 17 BLK 61 BEACH HAVEN PLAT DB 46 P 51 OR 2324 P 966 OR 4281 P 534 OR
5965 P 1622/1628 SEC 54/35 T2S R30/31**

SECTION 35, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 10-0478-555(0522-63)

This Instrument Prepared By/Return To:
Chris M. Vorbeck, Esq.
The Law Office of Chris M. Vorbeck, P.A.
4470 Northgate Court
Sarasota, FL 34234
(941)921-3124

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 27 day of May, 2006, by **ROYETTE HACK**, a single person, and whose post office address is **7165 PRINCESS LANE, PENSACOLA, FLORIDA 32526**, hereinafter called "Grantor", and **THE ROYETTE HACK TRUST** dated 27 day of May, 2006, by **ROYETTE HACK**, TRUSTOR and/or TRUSTEE, whose post office address is **7165 PRINCESS LANE, PENSACOLA, FLORIDA 32526**, hereinafter called "Grantee",

(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 Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in the following described lot, piece or parcel of land, situated, lying and being in the County of **ESCAMBIA**, State of **FLORIDA**, viz:

Lot 16, and the South half of Lot 17, Block 61, **BEACH HAVEN**, being part of the Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Deed Book 46 at Page 51 of the public records of said County, Florida. Subject to easements, covenants, conditions, restrictions, reservations of record, if any, applicable zoning regulations and ordinances, and taxes for the current and subsequent years.

Grantor(s) reserves the right to use, occupy and reside upon any real property placed in this Trust as their permanent residence during their lives. It is the intent of this provision to retain for the Grantor(s) the requisite beneficial interest and possessor right in and to such real property to comply with Florida Statute 196.041 (2), such interest being hereby declared to be "equitable title to real estate" as that term is employed in Section 6, Article VII of the State Constitution.

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 Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever.

This Deed is being prepared without the benefit of a title search.

ROYETTE HACK, as TRUSTEE, shall have the independent power and authority to protect, conserve, and to sell, or lease, or to encumber, or otherwise to manage and dispose of the real

property conveyed by this deed. All Successor TRUSTEES are hereby granted the power to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Any person dealing with the TRUSTEE(S) shall deal with said TRUSTEE(S) in the order as set forth in **THE ROYETTE HACK TRUST** dated the 27 day of May, 2006, **ROYETTE HACK**, TRUSTOR and/or TRUSTEE. However, no person shall deal with a Successor TRUSTEE until one or more of the following have been received by said person or placed in the aforementioned county:

- A. The written resignation of the prior TRUSTEE(S) sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior TRUSTEE(S).
- C. The order of a court of competent jurisdiction adjudicating the prior TRUSTEE(S) incapacitated or removing said TRUSTEE(S) for any reason.
- D. The written certificates of two physicians currently practicing medicine that the TRUSTEE(S) is physically or mentally incapable of handling the duties of TRUSTEE(S).
- E. The written removal of a Successor TRUSTEE(S) and/or the appointment of an additional Successor TRUSTEE(S) by either of the GRANTORS sworn to and acknowledged before a notary public; this right being reserved to either GRANTOR.

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

[Signature]
 Witness (Signature)
Linda Maberson
 Witness (Print)

[Signature]
 ROYETTE HACK, Grantor

[Signature]
 Witness (Signature)
Joseph A. Moore
 Witness (Print)

WITNESSES PLEASE PRINT NAME BELOW SIGNATURE

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING instrument was acknowledged before me this 27 day of May, 2006, by **ROYETTE HACK**, who is personally known to me or who has presented Drivers License as identification and who personally appeared before me at the time of notarization and who did/did not take an oath.

WITNESS my hand and official seal.
 Signature [Signature]
 Name: F. Shawn Abinet

My Commission Expires:



94.50
39.90

OR BK 4281 PG0534
Escambia County, Florida
INSTRUMENT 98-502113

DEED DOC STAMPS PD @ ESC CO \$ 39.90
07/15/98 ERNIE LEE MAGANA, CLERK
By: Sally Arnold

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

7165 Princess Lane
Pensacola, Florida 32526
Grantee's Address

KNOW ALL MEN BY THESE PRESENTS: That HERBERT L. HACK, a married man, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto HERBERT L. HACK and ROYETTE WOOD HACK, Husband and Wife, their grantees' heirs, executors, administrators, and assigns, forever, the following described property, situate, lying and being in the County of Escambia, State of Florida, to wit:

Lot 16 and the South half of Lot 17, Block 61, BEACH HAVEN, being part of the Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Deed Book 46 at Page 51 of the public records of said County.

Subject to a mortgage to WACHOVIA MORTGAGE COMPANY dated April 19, 1974 and filed April 22, 1974 in Official Record Book 793, Page 111, public records of Escambia County, Florida, in the sum of \$27,500.00, which sum Herbert L. Hack expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Jackie Lee Tindle and Karen M. Tindle under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

PARCEL IDENTIFICATION NO: 35-2S-31-1000-016-061

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to oil, gas and mineral reservations of record.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal on the 10th day of July, 1998.

Signed, sealed and delivered in the presence of:

Lori Johnston
Lori Johnston

Herbert L. Hack
HERBERT L. HACK
7165 Princess Lane
Pensacola, FL 32526
SSN# [REDACTED]

Shirley Mitchell
Shirley Mitchell

RCD Jul 15, 1998 09:50 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 98-502113

STATE OF FLORIDA
COUNTY OF ESCAMBIA

That the foregoing instrument was acknowledged before me this 10th day of July, 1998, by HERBERT L. HACK, who is personally known to me or who has produced NA as identification and who did not take an oath.

Shirley Mitchell
SHIRLEY MITCHELL
NOTARY PUBLIC
Commission No: CC558794
My Commission Expires: 8/29/2000

This instrument prepared by:
WILLIAM EDDINS, Esquire
900 North Palafox Street
Pensacola, Florida 32501
(850) 432-4277
Florida Bar No: 155600



This Instrument Prepared By/Return To:
Chris M. Vorbeck, Esq.
The Law Office of Chris M. Vorbeck, P.A.
4470 Northgate Court
Sarasota, FL 34234
941-921-3124

AFFIDAVIT OF CONTINUOUS MARRIAGE

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Before me, the undersigned authority, personally appeared ROYETTE HACK, an unmarried person, who being by me first duly sworn on oath, deposes and says:

1. That I am ROYETTE HACK, an unmarried woman, and have personal knowledge of the facts recited herein.

2. That I am the owner of the following described piece of property, to wit:

Lot 16, and the South half of Lot 17, Block 61, BEACH HAVEN, being part of the Pablo Graupera Grant, Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, in Escambia County, Florida, according to plat of said subdivision recorded in Deed Book 46 at Page 51 of the public records of said County, Florida.

3. I was continuously married to Herbert L. Hack, deceased, from 7-15-76, (marriage date) through and including July 10, 1998, (property acquisition date) and that said marriage continued, without interruption, July 10, 1998, (property acquisition date), to the date of death on 7-16-98. See Death Certificate attached as Exhibit A.

4. That this affidavit is given for the purposes of clearing any possible question or objection to the title with regard to the present ownership of the above described property.

FURTHER AFFIANT(S) SAYETH NAUGHT

[Signature]
Witness:
[Signature]
Witness:

[Signature]
ROYETTE HACK

The foregoing instrument was acknowledged before me this 27 day of May, 2006 by ROYETTE HACK, who is personally known to me or who has produced Drivers license as identification.

WITNESS my hand and official seal.
Signature [Signature]
Name: F. Shawn Abinet

My Commission Expires:

