



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

025.66

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	MOSS GARFIELD RENTALS LLC 2330 LAMBERT AVE NE SAINT MICHAEL, MN 55376 6050 MOSS LN 04-1794-910 BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE 660 54/100 FT 90 D (Full legal attached.)	Certificate #	2022 / 1633
		Date certificate issued	06/01/2022

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)
# 2022/1633	06/01/2022	1,958.94	97.95	2,056.89
# 2023/1606	06/01/2023	2,166.50	134.05	2,300.55
→ Part 2: Total*				4,357.44

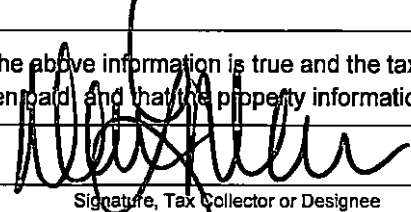
Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

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)	4,357.44
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,174.30
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)	6,906.74

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:  _____
 Signature, Tax Collector or Designee

Escambia, Florida
Date April 25th, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2

42.50

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>01/08/2025</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

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.

BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE 660 54/100 FT 90 DEG 18 MIN RIGHT 984 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 42 MIN RIGHT 183 FT 90 DEG 18 MIN RIGHT 75 FT 89 DEG 42 MIN RT 183 FT TO POB OR 8050 P 1293D R/W

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400479

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126,

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
04-1794-910	2022/1633	06-01-2022	BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE 660 54/100 FT 90 DEG 18 MIN RIGHT 984 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 42 MIN RIGHT 183 FT 90 DEG 18 MIN RIGHT 75 FT 89 DEG 42 MIN RT 183 FT TO POB OR 8050 P 1293D R/W

I agree to:

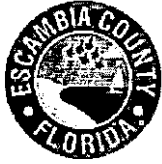
- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, 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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
MIAMI, FL 33126

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

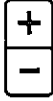
[Back](#)

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 4415301102000021 Account: 041794910 Owners: MOSS GARFIELD RENTALS LLC Mail: 2330 LAMBERT AVE NE SAINT MICHAEL, MN 55376 Situs: 6050 MOSS LN 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2023</td> <td>\$11,900</td> <td>\$152,103</td> <td>\$164,003</td> <td>\$140,635</td> </tr> <tr> <td>2022</td> <td>\$11,900</td> <td>\$135,748</td> <td>\$147,648</td> <td>\$127,850</td> </tr> <tr> <td>2021</td> <td>\$11,900</td> <td>\$108,437</td> <td>\$120,337</td> <td>\$116,228</td> </tr> </tbody> </table>					Year	Land	Imprv	Total	Cap Val	2023	\$11,900	\$152,103	\$164,003	\$140,635	2022	\$11,900	\$135,748	\$147,648	\$127,850	2021	\$11,900	\$108,437	\$120,337	\$116,228																												
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Disclaimer																																																										
Tax Estimator																																																										
File for Exemption(s) Online																																																										
Report Storm Damage																																																										
Sales Data <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>02/21/2019</td> <td>8050</td> <td>1293</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>09/19/2017</td> <td>7781</td> <td>1580</td> <td>\$70,500</td> <td>WD</td> <td></td> </tr> <tr> <td>08/15/2017</td> <td>7764</td> <td>1903</td> <td>\$72,000</td> <td>CT</td> <td></td> </tr> <tr> <td>01/1991</td> <td>2954</td> <td>852</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>03/1987</td> <td>2363</td> <td>984</td> <td>\$58,300</td> <td>WD</td> <td></td> </tr> <tr> <td>11/1980</td> <td>1493</td> <td>596</td> <td>\$100</td> <td>QC</td> <td></td> </tr> <tr> <td>01/1976</td> <td>991</td> <td>962</td> <td>\$2,100</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/21/2019	8050	1293	\$100	QC		09/19/2017	7781	1580	\$70,500	WD		08/15/2017	7764	1903	\$72,000	CT		01/1991	2954	852	\$100	QC		03/1987	2363	984	\$58,300	WD		11/1980	1493	596	\$100	QC		01/1976	991	962	\$2,100	WD		2023 Certified Roll Exemptions None				
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Legal Description BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE 660 54/100 FT 90 DEG 18 MIN RIGHT...																																																										
Extra Features FRAME BUILDING																																																										
Parcel Information					Launch Interactive Map																																																					

Section
Map Id:
44-1S-30-1

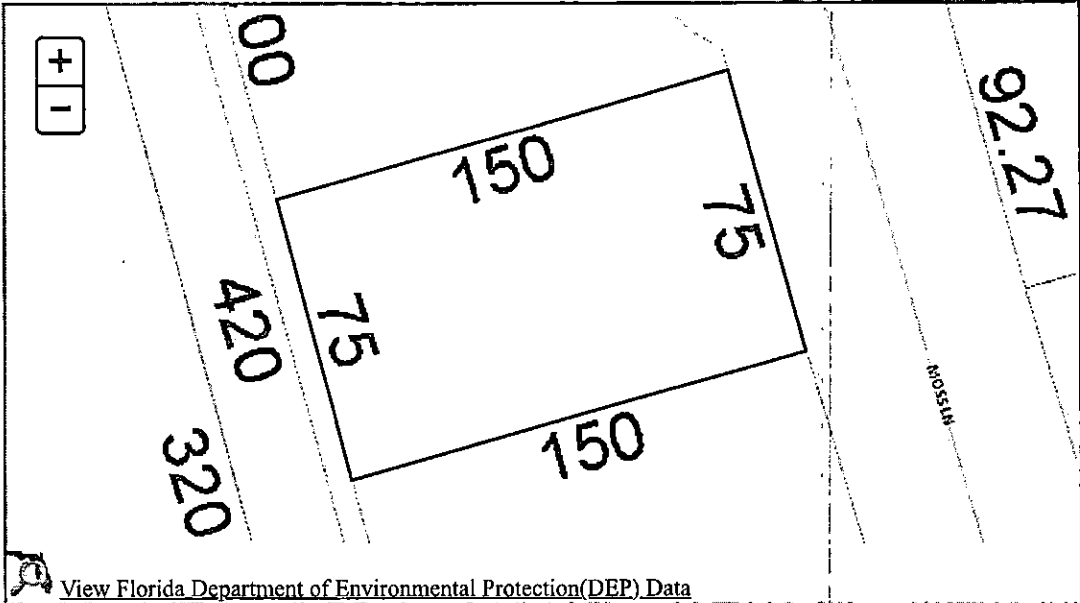


Approx.
Acreage:
0.2673

Zoned:

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



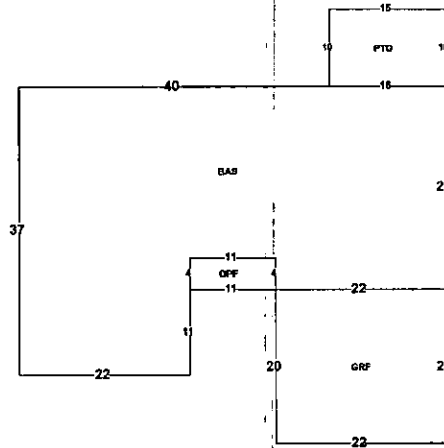
Evacuation
& Flood
Information
[Open](#)
[Report](#)

Buildings

Address:6050 MOSS LN, Year Built: 1977, Effective Year: 1977, PA Building ID#: 68230

Structural Elements

- DECOR/MILLWORK-AVERAGE
- DWELLING UNITS-1
- 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-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME



Areas - 2262 Total SF

- BASE AREA - 1628
- GARAGE FIN - 440
- OPEN PORCH FIN - 44
- PATIO - 150

Images



3/6/2019 12:00:00 AM

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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01633**, issued the **1st** day of **June, A.D., 2022** 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:

**BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE
660 54/100 FT 90 DEG 18 MIN RIGHT 984 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 42
MIN RIGHT 183 FT 90 DEG 18 MIN RIGHT 75 FT 89 DEG 42 MIN RT 183 FT TO POB OR 8050 P
1293D R/W**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 041794910 (0125-66)

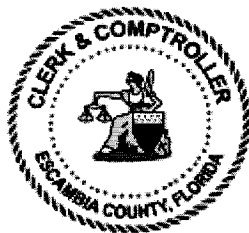
The assessment of the said property under the said certificate issued was in the name of

MOSS GARFIELD RENTALS LLC

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 **second** Wednesday in the month of January, which is the **8th day of January 2025**.

Dated this 1st day of May 2024.

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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 041794910 Certificate Number: 001633 of 2022

Payor: DON NAGEL 20133 BUCKHORN RD NE HINES MN 56647 Date 9/17/2024

Clerk's Check #	939505207	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$7,851.65
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,486.21

Reduced
\$7624.45

PAM CHILDERS
 Clerk of the Circuit Court

Received By: *[Signature]*
 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 #: 04-1794-910 CERTIFICATE #: 2022-1633

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: September 2, 2004 to and including September 2, 2024 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 3, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 3, 2024

Tax Account #: **04-1794-910**

1. The Grantee(s) of the last deed(s) of record is/are: **MOSS GARFIELD RENTALS LLC**
By Virtue of Quit Claim Deed recorded 2/22/2019 in OR 8050/1293

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) 2021-2023 are delinquent.
Tax Account #: 04-1794-910
Assessed Value: \$140,635.00
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.

PROPERTY INFORMATION REPORT

September 3, 2024

Tax Account #:04-1794-910

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT
LANE 660 54/100 FT 90 DEG 18 MIN RIGHT 984 FT FOR POB CONT SAME COURSE 75 FT 89 DEG
42 MIN RIGHT 183 FT 90 DEG 18 MIN RIGHT 75 FT 89 DEG 42 MIN RT 183 FT TO POB OR 8050 P
1293D R/W**

SECTION 44, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-1794-910(0125-66)

**ABTRACTOR'S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY. IT APPEARS PROPERTY IS LESS ROAD RIGHT OF WAY OR
800/226 COPY IS INCLUDED**

Recorded in Public Records 2/22/2019 12:42 PM OR Book 8050 Page 1293,
Instrument #2019016404, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared By

Name: Donald Nagel
Address: 2330 Lambert Ave NE
St Michael
State: MN Zip Code: 55376

After Recording Return To

Name: Donald Nagel
Address: 2330 Lambert Ave NE
St Michael
State: MN Zip Code: 55376

Space Above This Line for Recorder's Use

FLORIDA QUIT CLAIM DEED

STATE OF FLORIDA

Escambia COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of
0 (\$0) in hand paid to
Donald Nagel, a person residing at 2330 Lambert Ave NE,
County of Wright, City of St Michael, State of MN
(hereinafter known as the "Grantor(s)") hereby quitclaims to Moss Garfield Rentals LLC,
a LLC residing at 2330 Lambert Ave NE, County of Wright,
City of St Michael, State of MN (hereinafter known as the
"Grantee(s)") all the rights, title, interest, and claim in or to the following described real
estate, situated in Escambia County, Florida to-wit:

BEG AT INTER OF N LI OF VAN PELT LANE & E LI OF SEC WLY ALG N LI OF VAN PELT LANE
660 54/100 FT 90 DEG 18 MIN RIGHT 984 FT FOR POB CONT SAME COURSE 75 FT 89 DEG 42
MIN RIGHT 183 FT 90 DEG 18 MIN RIGHT 75 FT 89 DEG 42 MIN RT 183 FT TO POB OR 7764 P 1903 LESS OR 800 P 226 RD R/W

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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 for the said first party, either in law or equity, to the
only proper use, benefit and behoof of the said second party forever.



Donald Nagel
 Grantor's Signature
 Donald Nagel
 Grantor's Name
 2330 Lambert Ave NE
 Address
 St Michael, MN 55376
 City, State & Zip

 Grantor's Signature

 Grantor's Name

 Address

 City, State & Zip

In Witness Whereof,

Christine Wildes
 Witness's Signature
 Christine Wildes
 Witness's Name
 1682nd St N
 Address
 Delano MN 55328
 City, State & Zip

Janet Lynn Weston
 Witness's Signature
 Janet Lynn Weston
 Witness's Name
 4341 W Fairfield
 Address
 Rosedale IL 32505
 City, State & Zip


STATE OF FLORIDA)

COUNTY OF Escambia)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Nagel whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of February, 2019.

Janet Lynn Weston
 Notary Public

 Janet Lynn Weston
 State of Florida
 My Commission Expires 01/25/2022
 Commission No. GG 168449

My Commission Expires: 1/25/2022



Cty

This instrument prepared by
James Clifford Johnson,
792 Van Pelt Lane,
Pensacola, Florida.

PRINTED AND FOR SALE BY
MAYES PRINTING COMPANY
PENSACOLA, FLA.

QUIT CLAIM DEED

State of Florida.

REC 800 PAGE 226

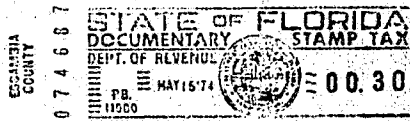
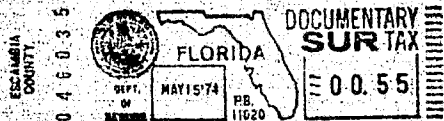
Escambia County

KNOW ALL MEN BY THESE PRESENTS, That We, James Clifford Johnson & Bereniece Johnson, husband and wife,

for and in consideration of One (\$1.00) Dollar and other good and valuable considerations,

the receipt whereof is hereby acknowledged, do remise, release, and quit claim unto Board Of Commissioners of Escambia County, Florida,

their heirs, executors, administrators and assigns, forever, the following described property, situated in the County of Escambia State of Florida to-wit: A parcel of land for public road right of way, 66 feet wide, the center line of which is described as follows: Commencing at the intersection of the North line of Van Pelt Lane and the East line of Section 44, Township 1 South, Range 30 West, Escambia County, Florida; thence run Westerly along the North line of Van Pelt Lane for 660.54 feet; thence 90°18' right for 334.0 feet; thence 89°42' right for 183.0 feet to the point of beginning; Thence 90°18' left for 280 feet to a radius point of a cul-de-sac having a radius of 50.0 feet to the terminal point of this description; including all land lying within 50 feet of said radius



Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 26th day of April A. D. 1974

James Clifford Johnson (SEAL)
Bereniece Johnson (SEAL)

Signed, sealed and delivered in the presence of

[Signature]

