

## **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

0226.04

Part 1: Tax Deed	Application Infor	mation					
Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173					ation date	Apr 25, 2025
Property description	RENKEMEYER ELIZABETH T EST OF HAPPY VALLEY LAND TRUST DATED 06-13-2021 C/O HAPPY VALLEY LAND TRUST					cate#	2023 / 23
	8522 HAPPY VALL 01-0198-000 LT 8 BLK 16 EVER	AUDUSSON AVE ENSACOLA, FL 32507 522 HAPPY VALLEY TRL 1-0198-000 T 8 BLK 16 EVERGREEN UNIT NO 1 PB 5 P 38 OR 999 P 259 OR 8570 P 425 OR 6556 P 1213 OR 8553					06/01/2023
Part 2: Certificat	es Owned by App	licant and	Filed wi	th Tax Deed	Applic	ation	ACTION AND ACTION OF THE ACTIO
Column 1 Certificate Numbe	Colum Pate of Certifi			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/23	06/01/2		1,504.82			75.24	1,580.06
						→Part 2: Total*	1,580.06
Part 3: Other Ce	rtificates Redeem	ed by App	licant (C	ther than Co	unty)		
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Colui Face An	Column 3 Column 4 Column		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)	
# 2024/25	06/01/2024		1,698.35		6.25	112.87	1,817.47
	· · · · · · · · · · · · · · · · · · ·	1.,				Part 3: Total*	1,817.47
Part 4: Tax Colle	ector Certified Am	ounts (Li	nes 1-7)				
1. Cost of all cert	ificates in applicant's	possession	and other			by applicant Parts 2 + 3 above	3,397.53
2. Delinquent tax	es paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						1,628.16
4. Property inform	nation report fee						200.00
5. Tax deed appl	ication fee						175.00
6. Interest accrue	ed by tax collector un	der s.197.54	42, F.S. (s	ee Tax Collecto	r Instru	ctions, page 2)	0.00
7.					Tota	I Paid (Lines 1-6)	5,400.69
	nformation is true and				y inform	ation report fee, ar	nd tax collector's fees
7						Escambia, Florid	la
Sign here:		ignee			Da	ite <u>April 29th, 2</u>	2025
Sign	Sand this continuation						

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

Par	t 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 I	here: Date of sale Date of sale01/07/2	026

#### **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.

## **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 2500507

10. Tax Collector of ESCAM	BIA COUNTY	_, Florida	
I, JPL INVESTMENTS CORP AND C 8724 SW 72 ST #382 MIAMI, FL 33173, hold the listed tax certificate and		e same to the Tax	Collector and make tax deed application thereon
Account Number	Certificate No.	Date	Legal Description
01-0198-000	2023/23	06-01-2023	LT 8 BLK 16 EVERGREEN UNIT NO 1 PB 5 P 38 OR 1999 P 259 OR 8570 P 425 OR 6556 P 1213 OR 8553 P 536
Sheriff's costs, if applica	tax certificates plus in pmitted taxes, plus in ees, property informatable.	nterest covering thation report costs, (	
which are in my possession.  Electronic signature on file JPL INVESTMENTS CORP AN	ID OCEAN RANK		
8724 SW 72 ST #382 MIAMI, FL 33173			<u>04-25-2025</u> Application Date
Applicant's	signature		



## Gary "Bubba" Peters Escambia County Property Appraiser

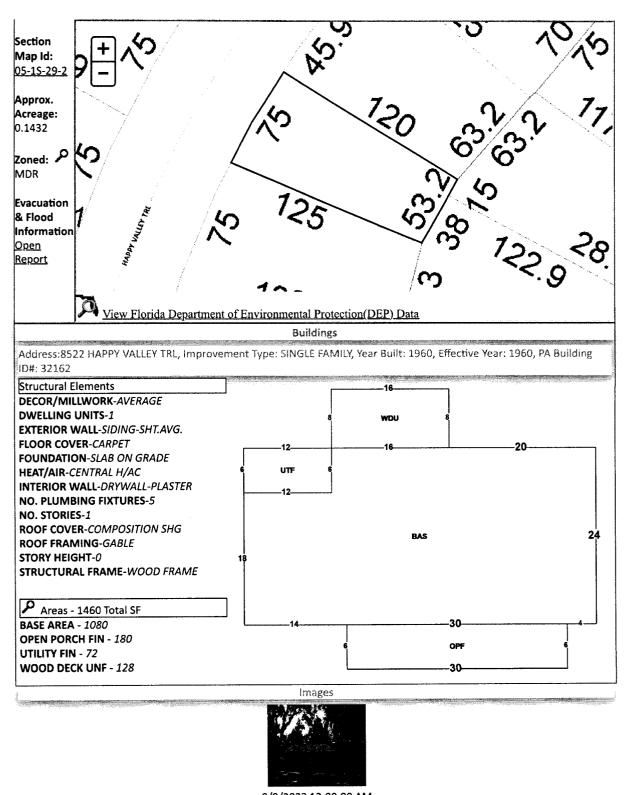
**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Back</u>

General Info											
	rmation				· · · · · · · · · · · · ·		Assessn	nents			
Parcel ID: (	05152910	00000	8016		and the same		Year	Land	Imprv	Total	<u>Cap Val</u>
Account: (	0101980	00					2024	\$35,000	\$82,308	\$117,308	\$109,665
	RENKEMI						2023	\$35,000	\$77,952	\$112,952	\$99,696
	HAPPY VA 2021	ALLEY	LAND	TRUST	DATED 06-:	13-	2022	\$21,000	\$69,633	\$90,633 	\$90,633
	C/O HAPPY VALLEY LAND TRUST 9 AUDUSSON AVE				Disclaimer						
	PENSACC	•					Tax Estimator				
	8522 HAI			_	14		10.20.11100				
Use Code:	SINGLE F	AMILY	RESID	P				С	hange of Ad	ldress	
Taxing Authority:	COUNTY	MSTU	j					File fo	r Exemption	n(s) Online	
Tax Inquiry:	Open Tax	Inqui	<u>iry Win</u>	dow				<u>Re</u> j	port Storm I	<u>Damage</u>	
Tax Inquiry li Escambia Co				unsfor							
Sales Data	Type List	ر :						ertified Roll E	xemptions		The same of the same
Sale Date	Book Pa	ge V	alue '	Гуре М	ulti Parcel	Records	None	A STATE OF THE STA			
06/15/2021	8570 42	!5	\$100	OT	Υ	C <sub>o</sub>	ĺ				
06/01/2021	8553 53	6	\$100	WD	N	C <sub>o</sub>	Legal D	escription			
01/25/2010	6556 12	13	\$100	QC	N	کھ	LT 8 BL	k 16 EVERGRI	EEN UNIT NO	L PB 5 P 38 OI	R 1999 P 259
	2882 27		\$100	OT	N	Ē,	OR 857	0 P 425 OR 6	556 P 1213 OF	R 8553 P 536	
·			•								
•	1999 25				N	Ľ,					
01/1906	1134 7	3	\$100	QC	N	C <sub>o</sub>	Extra F	eatures			
Official Reco Escambia Co Comptroller						- Opposition of the control of the c	OPEN P	ORCH			



8/9/2023 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.

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2025037144 5/20/2025 1:04 PM OFF REC BK: 9320 PG: 662 Doc Type: TDN

#### NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That JPL INVESTMENTS CORP AND OCEAN BANK holder of Tax Certificate No. 00023, issued the 1st day of June, A.D., 2023 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 8 BLK 16 EVERGREEN UNIT NO 1 PB 5 P 38 OR 1999 P 259 OR 8570 P 425 OR 6556 P 1213 OR 8553 P 536

**SECTION 05, TOWNSHIP 1 S, RANGE 29 W** 

TAX ACCOUNT NUMBER 010198000 (0126-04)

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

#### EST OF ELIZABETH T RENKEMEYER and HAPPY VALLEY LAND 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 Wednesday in the month of January, which is the 7th day of January 2026.

Dated this 20th day of May 2025.

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.

COUNTY

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



# PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 010198000 Certificate Number: 000023 of 2023

Date Of Redemption	7/25/2025			
Clerk's Check	1	Clerk's Total	\$817.20	
Postage	\$0.00	Tax Deed Court Registr	ry \$783.20	
Payor Name	BRENT NORTH 230 ST. EUSE PENSACOLA FI			^ ~
Notes				<b>^</b>
	Submit	Reset Print Preview  Commit Redemptio	Print Receipt	

## **PERDIDO TITLE SOLUTIONS**

## Precise · Professional · Proven

#### PROPERTY INFORMATION REPORT

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

THE ATTACHED	REPORT IS ISSUED TO:			
SCOTT LUNSFOR	D, ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #	: 01-0198-000	CERTIFICATE #:	2023-23	3
REPORT IS LIMIT	NOT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing of the owner tax information and	t prepared in accordance with the (s) of record of the land described a listing and copies of all open orded in the Official Record Books in page 2 herein.	d herein together with c r unsatisfied leases, mo	urrent and delinquer rtgages, judgments a	nt ad valorem and
and mineral or any	ject to: Current year taxes; taxes subsurface rights of any kind or r rlaps, boundary line disputes.		-	
	ot insure or guarantee the validity surance policy, an opinion of title			
Use of the term "Re	port" herein refers to the Propert	y Information Report a	nd the documents att	ached hereto.
Period Searched:	October 17, 2005 to and includ	ing October 17, 2025	Abstractor:	Andrew Hunt
BY				
Malp	41/			

As President Dated: October 17, 2025

Michael A. Campbell,

#### PROPERTY INFORMATION REPORT

**CONTINUATION PAGE** 

October 17, 2025

Tax Account #: 01-0198-000

1. The Grantee(s) of the last deed(s) of record is/are: PAUL WOODS AS TRUSTEE FOR THE HAPPY VALLEY LAND TRUST AND THE ESTATE OF ELIZABETH T RENKEMEYER

By Virtue of Warranty Deed recorded 12/17/1984 in OR 1999/259 together with Death Certificate recorded 2/13/1989 in OR 2682/275, Death Certificate recorded 7/8/2021 in OR 8570/425, Quitclaim Deed recorded 2/3/2010 in OR 6556/1213, and Warranty Deed recorded 6/15/2021 in OR 8553/536

ABSTRACTOR'S NOTE: ELIZABETH T RENKEMEYER'S DEATH CERTIFICATE LISTS HER DATE OF DEATH AS BEING PRIOR TO THE DEED IN OR 6556/1213, WE HAVE INCLUDED FOR NOTICE HER SON LISTED ON DEATH CERTIFICATE FOR NOTICE AS HER ESTATE WAS NEVER PROBATED. WE DO FIND A WILL ON DEPOSIT WHICH ALSO NAMES A DAUGHTER SO WE HAVE ALSO INCLUDED HER FOR NOTICE.

- 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 #: 01-0198-000 Assessed Value: \$109,665.00

**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 Property Information Report 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 SOLUTIONS

#### 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:	PROPERTY	INFORMATION	REPORT FOR TDA
	INVILITI	THE CHANGE TO S	

TAX DEED SALE DATE:	JAN 7, 2026
TAX ACCOUNT #:	01-0198-000
CERTIFICATE #:	2023-23
those persons, firms, and/or agencies having legal	tes, the following is a list of names and addresses of interest in or claim against the above-described e is being submitted as proper notification of tax deed
YES NO  ☐ ☐ Notify City of Pensacola, P.O. Box 1 ☐ Notify Escambia County, 190 Gover ☐ Homestead for 2025 tax year.	· ·
PAUL WOODS TRUSTEE HAPPY VALLEY LAND TRUST 6/13/2021 EST OF ELIZABETH T RENKEMEYER 9 AUDUSSON AVE PENSACOLA, FL 32507	PAUL WOODS TRUSTEE HAPPY VALLEY LAND TRUST 6/13/2021 EST OF ELIZABETH T RENKEMEYER 8522 HAPPY VALLEY TRL PENSACOLA, FL 32514
ROBERT J RENKEMEYER JR AND JEANNE THERESE LAMBERT 8525 HAPPY VALLEY TRAIL PENSACOLA, FL 32514	JEANNE THRESES LAMBERT 12722 CYPRESS PASS LOOP CYPRESS, TX 77429

Certified and delivered to Escambia County Tax Collector, this 17th day of October 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF PERDIDO TITLE & ABSTRACT. INC.

BY: Michael A. Campbell, As Its President

Malphy

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

#### PROPERTY INFORMATION REPORT

October 17, 2025 Tax Account #:01-0198-000

## LEGAL DESCRIPTION EXHIBIT "A"

LT 8 BLK 16 EVERGREEN UNIT NO 1 PB 5 P 38 OR 1999 P 259 OR 8570 P 425 OR 6556 P 1213 OR 8553 P 536

**SECTION 05, TOWNSHIP 1 S, RANGE 29 W** 

TAX ACCOUNT NUMBER 01-0198-000(0126-04)

State of Florida

### % 1999 me259 WARRANTY DEED

There is a first of the property of the proper

COUNTY OF ESCAMBIA	Participan a process of a section of a secti
each artent enderties and extent to reduction, husband a	MD AILS
for and in consideration of Ten Pollars and other good and valuable consideration	
"ROBERT J. RENEWEYER, "YE. AND CHARLOTTE RENEEMEYER, HUS ROBERT J. RENEMEYER, SR. AND ELIZABETH T. HENKE EYER, 8522 HAPPY VALLY TR PERSACOLA, FLA.	BAND AND WIFE: NUMBERN AND WIFE: Granter, of
Site offer turns, gration, and plantes, when is not over all of an internate of the more when, giving any is trained in the following state of the following sta	economic 2 mass
LOT 8, BLOCK 16, EVERGUEN, WAIT FO. 1, BEING & PORTICH SOUTH, RANGE 29 WEST, ESCAMBLA COUNTY, FLORIDA, ACCORDE BOOK 5 AT PAGE 38 OF THE PULLIC RECORDS OF SAID COUNTY.	NG TO PLAT NECORALDS IN PLAT
	\$ \$ \$
COANTES BY ACCOUNTS OF THIS DEED LABOUR DO	. A PORTAL OF THE STATE OF THE
GRANTEES, BY ACCEPTANCE OF THIS DEED, AGREE 10 OUTSTANDING BALANCE DUE ON A NOTE SECURED BY A ENOCH KERRY LEDBETTER AND CATHY L. LEDBETTER T CORPORATION, IN THE ORIGINAL AMOUNT OF \$6,700. DECEMBER, 1983, RECORDED IN THE OFFICIAL RECORD TO THE OWNTY, FL.	CERTAIN MORTGAGE FROM G FIRST UNION MORTGAGE OO, DATED 13th OF DS BOOK 1847 IN PAGE ORIDA. THE APPROXIMATE
BALANCE DUE ON THIS HORTGAGE AS THIS DATE OF T	RANSFER 15 \$6,491.36.
STATE BOOMING	OF FLORIDA
De Care	*(學第37.70)
Annual and the second	8 2 %
SUBJECT TO A MORTGAGE TO THE COMMONWEALTH CORPORATION DA AND RECORDED IN OR BK 1282 PAGE 845 PUBLIC RECORDS OF ES IN THE ORIGINAL PRINCIPAL SUM OF \$21200.CO WHICH SUM THE EXPRESSLY ASSUMES AND AGREES TO PAY.	CAMBIA COUNTY PLORIDA.
Subject to sear the control were and to indice assessment, inview resolvent and restrictions of second effecting the above accessing if any far has been accessing in an experience of second effecting the above accessing in a reviewed assessment to the above the second effective accessing to the accessing acces	particle based bend, encumbrance, and the he helbert execution and
in Witness Whereof, the said grantor has signed and sealed these pre-cits	
Signed analed and delivered in the presence of ENOCH KE	RRY LEDBETTER
Bird Kicherto C Cathy Cathy A.	FORESTER (SEAL)
Sinte of Mirrore Alabama	
OUNTY OF	*
Before the subscriber personally appeared ENOCH KERRY LEDBETTE!  AND CATHYLL LEDBETTER, HUSBAND AND WIFE.	
nows here, and kahold to me to be the person's described by said nametal in and recorded the foregoing instrument and acknowledged executing the same for the and purposed happing of lighth.	*he =
Government for hand they afficial real this 29th day of NOV. 1885	

Order: 2026-JAN-7 Doc: FLESCA:1999-00259 Page 1 of 1

June 30, 1986

Requested By: AndrewHunt, Printed: 10/2/2025 4:12 PM

Recorded in Public Records 02/03/2010 at 11:25 AM OR Book 6556 Page 1213, Instrument #2010007177, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This Instrument Prepared by: John Glassman, Esquire Florida Bar No.: 775630 1127 North Palafox Street Pensacola, Florida 32501 Office: (850) 434-0663

#### **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that we, Robert J. Renkemeyer, Jr. and Charlotte Renkemeyer, husband and wife, for and in consideration of Ten and no Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do remise, release, convey and quitclaim unto Bennie R. Baker, a married woman, whose physical address is: 230 St. Eusebia, Pensacola, Florida 32503, and whose mailing address is: P.O. Box 6259, Pensacola, Florida 32503, her executors, administrators, successors and assigns, forever all right, title, and interest unto the following described real property situate, lying and being in the County of Escambia, State of Florida, to-wit:

Lot 8, Block 16, Evergreen, Unit No. 1, being a portion of Section 5, Township 1 South, Range 29 West, Escambia County, Florida, according to Plat recorded in Plat Book 5 at Page 38 of the Public Records of said county.

Reference No.: 051S291000008016; Account #010198000.

(No consideration has been given for this deed, as this property was transferred to grantee in 1984, but the deed was not recorded. Additionally, no title work has been performed.)

To have and to hold unto the said Grantee, her heirs, successors and assigns, forever.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

IN WITNESS WHEREOF the Grantor has set his hand and seal on this 25 day of January 2010.

BK: 6556 PG: 1214 Last Page

Signed, sealed and delivered in our presence: $\Gamma$	
Stephanie D'may	Robert Renkemees of ( ROBERT J. KENKEMEYER JR.
Lesli a. Ilasoman Witness	Date: 01-25-2010
STATE OF FLORIDA: COUNTY OF ESCAMBIA:	
The foregoing instrument was acknowled by ROBERT J. RONGL MEYER, JR., who is per	dged before me this 25 day of January 2010, rsonally known to me, or has produced
[Notary Seat of State Children	Leslie O. Llassman
IN WITNESS WHEREOF the Grantor has set h 2010.	ner hand and seal on this 25 day of \day.
Signed, sealed and delivered in our presence:	
Steplane Dinea)	Charlotto Benkemener Charlotte Renermeyeri
Leslie a. Llapoman Witness	Date: 0 1 25 10
STATE OF FLORIDA: COUNTY OF ESCAMBIA:	
The foregoing instrument was acknowled by CHARLOTTE RENKEMEYER., who is personal to the control of the control	lged before me this day of Jonuary, 2010, sonally known to me, or has produced

Listi a Llasoman Notary Public

Recorded in Public Records 6/15/2021 4:52 PM OR Book 8553 Page 536, Instrument #2021066076, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 051S291000008016

#### **WARRANTY DEED TO TRUSTEE**

THIS INDENTURE WITNESSETH, that the Grantor, BENNIE R. BAKER a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as HAPPY VALLEY Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

LT 8 BLK 16 EVERGREEN UNIT NO 1 PB 5 P 38 OR 1999 P 259 OR 6556 P 1213 of the Public Record of Escambia County, FL with parcel ID # 051S291000008016 hereinafter called the "property', a/k/a 8522 HAPPY VALLEY TRAIL, Pensacola, FL 32504

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any;
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE Page 1 of 3

BK: 8553 PG: 537

This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, FL 32503

#### Parcel ID# 051S291000008016

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filling for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the HAPPY VALLEY Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties

DEED TO TRUSTEE Page 2 of 3

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This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, Fl. 32503

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holding the Power of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustees.

any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustees or Trustees.
SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:
Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 tlay of
Signed, seal and delivered in our presence:
WITNESSES:
Witness as to Grantor
Signature Bennie & Beller Granter
Alicia Byry
Printed name: Lay LA
Signature Downelle Al-Soig 6 Printed name:
STATE OF FLORIDA COUNTY OF ESCAMBIA
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the
county aforesaid, to take acknowledgments, personally appeared BENNIE R. BAKER, as Grantor, who [2] is personally known to me OR [] has produced as identification, and who
executed the foregoing instrument and she acknowledged before me that she executed the same.
WITNESS my hand and official seal in the County and State tast aforesaid this 15th day of 2021.
DANIELLE AL-SAIGH MY COMMISSION #HH074981 EXPIRES: DEC 27, 2024 Bonded through 1st State Insurance

DEED TO TRUSTEE

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