



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

0825.48

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	RUDKOVSKAYA LYUBOV P 9190 BOWMAN AVE PENSACOLA, FL 32534 9190 BOWMAN AVE 02-0066-000 BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT ANG 66 FT E AT R (Full legal attached.)	Certificate #	2023 / 424
		Date certificate issued	06/01/2023

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)
# 2023/424	06/01/2023	2,161.66	108.08	2,269.74
→Part 2: Total*				2,269.74

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)	2,269.74
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
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)	2,644.74

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 21st, 2025

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

46.25

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>08/06/2025</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 NE COR OF LT 3 WALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT ANG 66 FT E AT RT ANG 126 2/10 FT N AT RT ANG 66 FT TO POB PART OF LOT 1 OF AN UNRECORDED PLAT BLK 3 PLAT DB 89 P 369 OR 6687 P 375

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500067

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
02-0066-000	2023/424	06-01-2023	BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT ANG 66 FT E AT RT ANG 126 2/10 FT N AT RT ANG 66 FT TO POB PART OF LOT 1 OF AN UNRECORDED PLAT BLK 3 PLAT DB 89 P 369 OR 6687 P 375

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

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: 101S301101030003
Account: 020066000
Owners: LAZI GEORGE & LAZI RUDKOVSKAYA LYUBOV TRUSTEES
FOR LAZI FAMILY REVOCABLE TRUST 11-12-2024
Mail: 3460 MARCUS POINTE BLVD
PENSACOLA, FL 32505
Situs: 9190 BOWMAN AVE 32534
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

Year	Land	Imprv	Total	Cap Val
2024	\$8,550	\$153,202	\$161,752	\$158,277
2023	\$8,550	\$147,822	\$156,372	\$143,889
2022	\$8,123	\$134,136	\$142,259	\$130,809

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

Sales Data [Type List:](#)

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
11/12/2024	9236	1532	\$100	WD	N	
01/28/2011	6687	375	\$85,000	WD	N	
11/30/2010	6664	1787	\$50,000	WD	N	
07/20/2010	6617	646	\$8,000	WD	N	
01/1973	729	579	\$18,600	WD	N	
01/1972	653	525	\$18,000	WD	N	
01/1972	611	455	\$2,200	WD	N	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and Comptroller

2024 Certified Roll Exemptions

None

Legal Description

BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT ANG 66 FT E AT RT ANG 126 2/10 FT...

Extra Features

FRAME BUILDING
OPEN PORCH
POOL
POOL SCREEN

Parcel Information

[Launch Interactive Map](#)

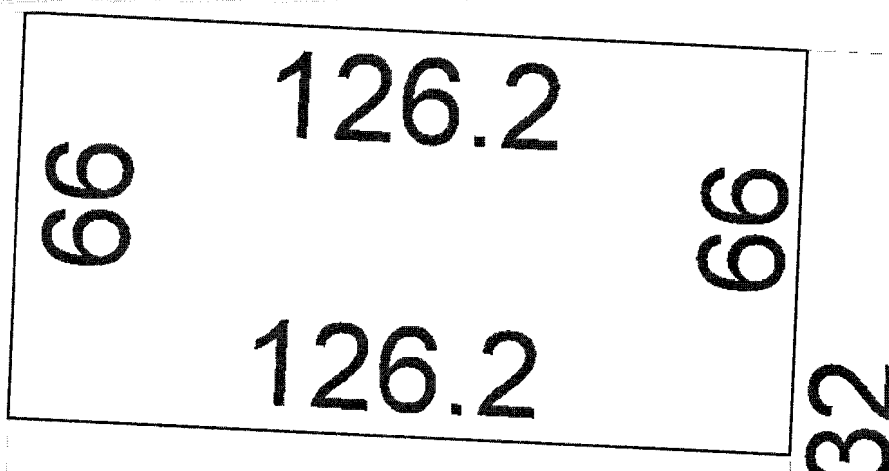
Section Map Id:
10-1S-30-1



Approx. Acreage:
0.1909

Zoned:
MDR

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address: 9190 BOWMAN AVE, **Improvement Type:** SINGLE FAMILY, **Year Built:** 1972, **Effective Year:** 1985, **PA Building ID#:** 47027

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-PANEL-CUSTOM
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 - 2132 Total SF

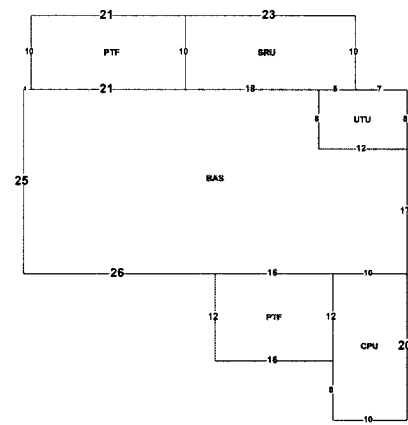
BASE AREA - 1204

CARPORT UNF - 200

PATIO FINISHED - 402

SUN ROOM UNF - 230

UTILITY UNF - 96



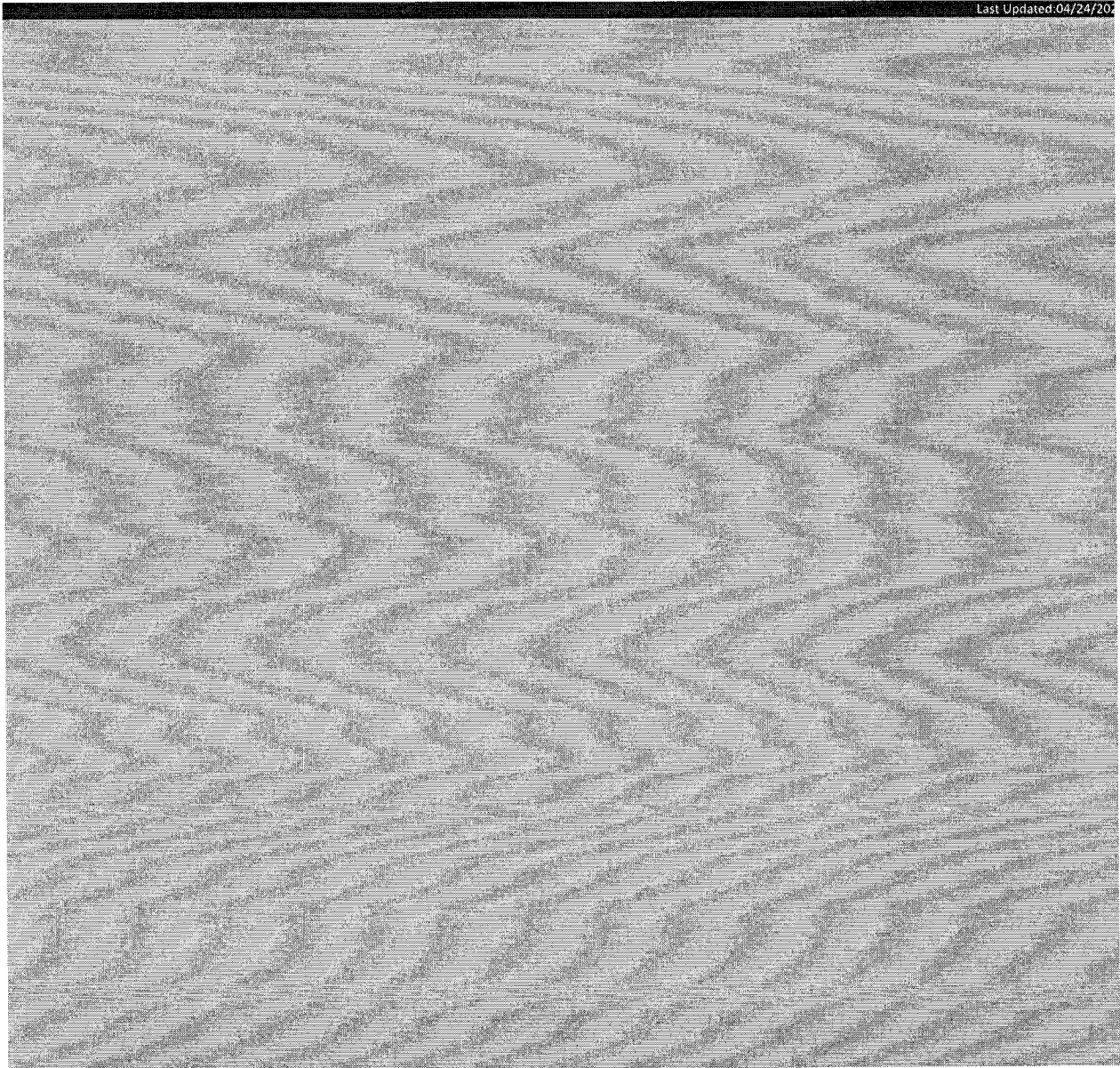
Images



5/4/2012 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.

Last Updated:04/24/2012



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 00424**, 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:

BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT ANG 66 FT E AT RT ANG 126 2/10 FT N AT RT ANG 66 FT TO POB PART OF LOT 1 OF AN UNRECORDED PLAT BLK 3 PLAT DB 89 P 369

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020066000 (0825-48)

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

LYUBOV P RUDKOVSKAYA

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 August, which is the **6th** day of August 2025.

Dated this 28th day of April 2025.

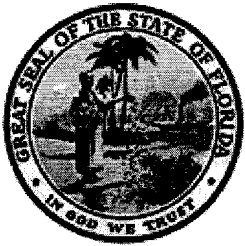
In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Redeemed From Sale



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

Tax Deed Sales - Redeemed From Sale
Account: 020066000 Certificate Number: 000424 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$763.20

Postage Tax Deed Court Registry \$729.20

Payor Name

Notes

Submit

Reset

Print Preview

Print Receipt

Commit Redemption ☒

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 9308, Page 671, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00424, issued the 1st day of June, A.D., 2023

TAX ACCOUNT NUMBER: 020066000 (0825-48)

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT
ANG 66 FT E AT RT ANG 126 2/10 FT N AT RT ANG 66 FT TO POB PART OF LOT 1 OF AN
UNRECORDED PLAT BLK 3 PLAT DB 89 P 369

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: LYUBOV P RUDKOVSKAYA

Dated this 12th day of May 2025.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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 LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-0066-000 CERTIFICATE #: 2023-424

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 encumber the title to said land as listed on page 2 herein.

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.

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: May 12, 2005 to and including May 12, 2025 Abstractor: BEN MURZIN

BY



Michael A. Campbell,
As President
Dated: May 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 14, 2025

Tax Account #: **02-0066-000**

1. The Grantee(s) of the last deed(s) of record is/are: **GEORGE LAZI AND LYUBOV RUDKOVSKAYA-LAZI TRUSTEES OF THE LAZI FAMILY REVOCABLE TRUST DATED NOVEMBER 12, 2024**

By Virtue of Warranty Deed recorded 2/8/2011 in OR 6687/375 and Into Trust Warranty Deed recorded 11/22/2024 in OR 9236/1532

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 #: 02-0066-000

Assessed Value: \$158,277.00

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

TAX DEED SALE DATE:	<u>AUG 6, 2025</u>
TAX ACCOUNT #:	<u>02-0066-000</u>
CERTIFICATE #:	<u>2023-424</u>

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>2024</u> tax year.

LYUBOV RUDKOVSKAYA-LAZI
GEORGE LAZI
LAZI FAMILY REVOCABLE TRUST
DATED NOVEMBER 12 2024
3460 MARCUS POINTE BLVD
PENSACOLA FL 32505

LYUBOV RUDKOVSKAYA-LAZI
GEORGE LAZI
LAZI FAMILY REVOCABLE TRUST
DATED NOVEMBER 12 2024
9190 BOWMAN AVE
PENSACOLA FL 32534

Certified and delivered to Escambia County Tax Collector, this 13th day of May 2025.

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



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

May 13, 2025

Tax Account #:02-0066-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF LT 3 W ALG N LINE OF LOT 504 8/10 FT FOR POB W 126 2/10 FT S AT RT
ANG 66 FT E AT RT ANG 126 2/10 FT N AT RT ANG 66 FT TO POB PART OF LOT 1 OF AN
UNRECORDED PLAT BLK 3 PLAT DB 89 P 369**

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-0066-000(0825-48)

Recorded in Public Records 11/22/2024 11:18 AM OR Book 9236 Page 1532,
Instrument #2024089293, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared by: Joseph W. C. Boyles, Esq.
212 W. Cervantes Street
Pensacola, FL 32501
(850) 433-9225
jwcb@boylesandboyleslaw.com

STATE OF Florida
COUNTY OF Escambia

**INTO TRUST
WARRANTY DEED**

THIS WARRANTY DEED made this 12th day of November 2024, between GEORGE LAZI and LYUBOV RUDKOVSKAYA-LAZI f/k/a LYUBOV P. RUDKOVSKAYA, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto GEORGE LAZI and LYUBOV RUDKOVSKAYA-LAZI, Trustees of the LAZI FAMILY REVOCABLE TRUST DATED November 12, 2024, 3460 Marcus Pointe Blvd., Pensacola, FL 32505, his/her/its successors and assigns, forever, the real property located in Escambia County, Florida described as follows:

Commence at the Northeast corner of Lot 3, Block 3, according to Plat of National Land Sales Co. of Section 10, Township 1 South, Range 30 West, Escambia County, Florida, recorded in Deed Book 89, Page 369, of the Public Records of Escambia County, Florida, thence run West along the North line of said Lot 3 a distance of 504.8 feet for the Point of Beginning; thence continue West along said course a distance of 126.2 feet; thence South at right angles and parallel to the West line of said Lot 3 a distance of 66.0 feet, thence East at right angles a distance of 126.2 feet; thence North at right angles a distance of 66.0 feet to the Point of Beginning.

Parcel Identification Number: 101S30-1101-030-003

and said grantor does fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms GRANTOR, GRANTEE and Trustee shall be construed as singular or plural as the context requires.

GRANTORS are sole lifetime beneficiaries of the above Trust and retain all rights of Homestead, if any.

In the event of the resignation, death or inability of GEORGE LAZI or LYUBOV RUDKOVSKAYA-LAZI to serve as trustee, the other will continue as sole Trustee. In the event of the resignation, death or inability of GEORGE LAZI and LYUBOV RUDKOVSKAYA-LAZI then the Successor Trustee shall be determined per the Revocable Trust Agreement.

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.

The powers of the Trustees and all Successor Trustees shall extend to any and all rights which the GRANTOR possesses in the above-described real property; any deed, mortgage, or other instrument executed by

BK: 9236 PG: 1533

the Trustee shall convey all rights or interests of the GRANTOR including homestead; and the Trustee is appointed as the attorney-in-fact for the GRANTOR to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the GRANTOR.


Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

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

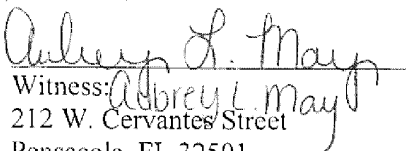
This conveyance is subject to restrictions, reservations, limitations, and easements of record, taxes, and all mortgages of record which the GRANTEE herein assumes and agrees to pay.

November 12, 2024. IN WITNESS WHEREOF, grantor has hereunto set grantors' hand and seal on

Signed, sealed and delivered
in the presence of:


Witness: Joseph WC Boyles
212 W. Cervantes Street
Pensacola, FL 32501


Grantor: GEORGE LAZI


Witness: Abbey L. May
212 W. Cervantes Street
Pensacola, FL 32501

BK: 9236 PG: 1534

Witness:

Joseph W. Boyles
 212 W. Cervantes Street
 Pensacola, FL 32501

Lyubov Rudkovskaya-Lazi
 Grantor: LYUBOV RUDKOVSKAYA-LAZI
 f/k/a LYUBOV P. RUDKOVSKAYA

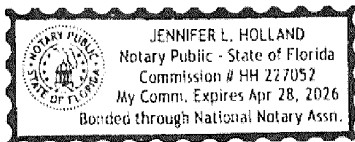
Witness:

Aubrey L. May
 212 W. Cervantes Street
 Pensacola, FL 32501

STATE OF FloridaCOUNTY OF Escambia

Before me the subscriber personally appeared GEORGE LAZI LYUBOV RUDKOVSKAYA-LAZI f/k/a LYUBOV P. RUDKOVSKAYA, who are personally known to me, who did not take oath, and known to me to be the individuals described by said names in and who executed the foregoing instrument before me and acknowledged that, as grantors, executed the same in my physical presence for the uses and purposes therein set forth.

Given under my hand and seal on November 12, 2024.



Jennifer L. Holland
 Notary Public


N.B. This deed has been prepared at the Grantor's request without examination or legal opinion of title.

BK: 9236 PG: 1535 Last Page

TRUST CERTIFICATION AFFIDAVIT PURSUANT TO F.S. 736.1017

Before me, the undersigned authority, after having been duly sworn, personally appeared GEORGE LAZI, hereinafter referred to as the Affiant herein, who deposes and states as follows:

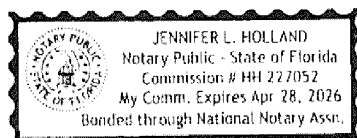
- 1 That Affiant is the current trustee of the LAZI FAMILY REVOCABLE TRUST, DATED November 12, 2024, hereinafter referred to as the "Trust". Further that the trust exists, and the Settlers (creators) of the trust, and its Lifetime Beneficiaries are GEORGE LAZI and LYUBOV RUDKOVSKAYA-LAZI.
- 2 That Affiant resides at 3460 Marcus Pointe Blvd., Pensacola, FL 32505.
- 3 Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party.
- 4 That Grantors' Lifetime Beneficiaries retain all homestead, protected, and exempting rights, if any, in the assets of the Revocable Trust.
- 5 The Trust is: () Irrevocable, (X) Revocable. The following individual(s) has/have power to revoke the trust: GEORGE LAZI and LYUBOV RUDKOVSKAYA-LAZI.
- 6 List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: LYUBOV RUDKOVSKAYA-LAZI, each has full power to bind the Trust.
- 7 The Trust () does / (X) does not contain powers of direction. The following individual(s) have full power of direction under the Trust and have directed or authorized the Affiant to engage in the proposed transaction for which this Affidavit was issued: NONE.
- 8 Affiant certifies that as of the date of this Affidavit, the Trust exists and has not been revoked, modified, or amended in any manner that would cause the representations contained herein to be untrue or incorrect in any manner.



 GEORGE LAZI

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

12th The foregoing instrument was acknowledged before me in my physical presence this day of November, 2024, by GEORGE LAZI, who is personally known to me and who did not take an oath.





 NOTARY PUBLIC