



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

1025-13

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	OSWALD BEVERLY K TRUSTEE FOR 4718A LAND TRUST 323 NORTH MAIN ST COLUMBIA, IL 62236 6308 N DAVIS HWY 03-2192-100 A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 (Full legal attached.)	Certificate #	2023 / 1241
		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)
# 2023/1241	06/01/2023	5,089.23	254.46	5,343.69
→Part 2: Total*				5,343.69


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)
# 2024/1308	06/01/2024	5,082.79	6.25	372.74	5,461.78
Part 3: Total*					5,461.78

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)	10,805.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,868.10
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)	16,048.57

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 24th, 2025

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>10/01/2025</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.

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500184

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

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
03-2192-100	2023/1241	06-01-2023	A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

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 - 6023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

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](#)

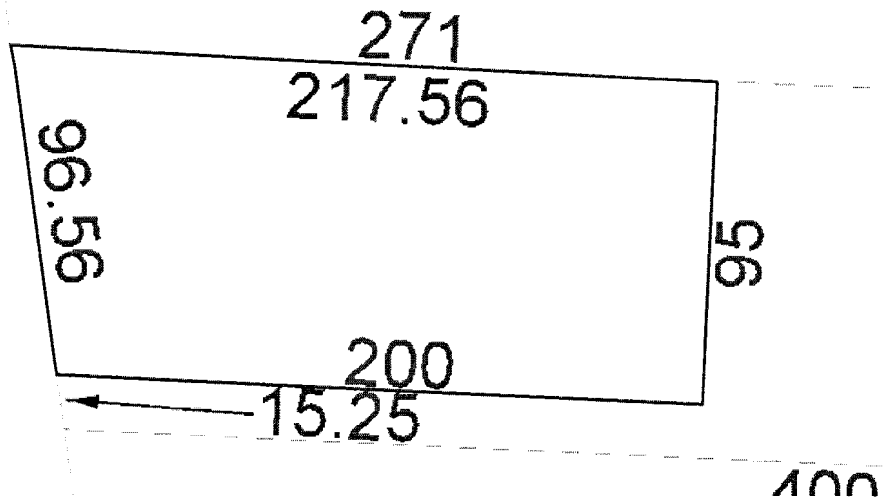
General Information Parcel ID: 301S307901021001 Account: 032192100 Owners: OSWALD BEVERLY K TRUSTEE FOR 4718A LAND TRUST Mail: 323 NORTH MAIN ST COLUMBIA, IL 62236 Situs: 6308 N DAVIS HWY 32504 Use Code: AUTO REPAIR Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry 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>2024</td> <td>\$158,672</td> <td>\$117,056</td> <td>\$275,728</td> <td>\$275,728</td> </tr> <tr> <td>2023</td> <td>\$150,738</td> <td>\$115,432</td> <td>\$266,170</td> <td>\$266,170</td> </tr> <tr> <td>2022</td> <td>\$150,738</td> <td>\$113,700</td> <td>\$264,438</td> <td>\$264,438</td> </tr> </tbody> </table> Disclaimer Tax Estimator Change of Address Report Storm Damage Enter Income & Expense Survey Download Income & Expense Survey					Year	Land	Imprv	Total	Cap Val	2024	\$158,672	\$117,056	\$275,728	\$275,728	2023	\$150,738	\$115,432	\$266,170	\$266,170	2022	\$150,738	\$113,700	\$264,438	\$264,438								
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Sales Data Type List <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>03/01/2013</td> <td>6996</td> <td>268</td> <td>\$100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>11/2003</td> <td>5301</td> <td>752</td> <td>\$375,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>04/1987</td> <td>2382</td> <td>503</td> <td>\$150,000</td> <td>WD</td> <td>N</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	Multi Parcel	Records	03/01/2013	6996	268	\$100	WD	N		11/2003	5301	752	\$375,000	WD	N		04/1987	2382	503	\$150,000	WD	N		2024 Certified Roll Exemptions None Legal Description A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2... Extra Features ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING CONCRETE WALKS FRAME SHED				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																	
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11/2003	5301	752	\$375,000	WD	N																																		
04/1987	2382	503	\$150,000	WD	N																																		
Parcel Information							Launch Interactive Map																																

Section
Map Id:
30-1S-30-2

Approx.
Acreage:
0.4251

Zoned: 
C-1

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



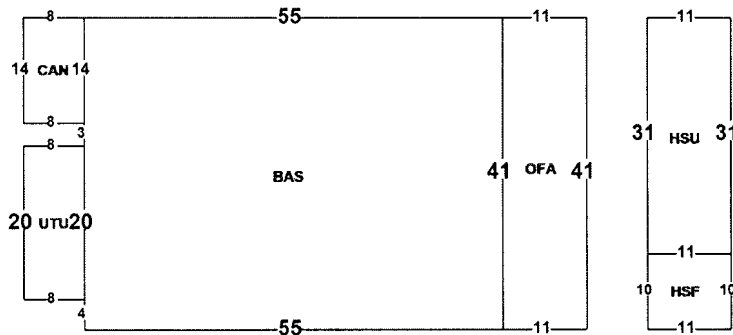
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 6308 N DAVIS HWY, Improvement Type: SERVICE STATION, Year Built: 1987, Effective Year: 1987, PA Building ID#: 58332

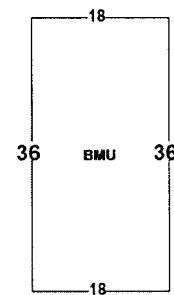
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-PANEL-PLYWOOD
NO. PLUMBING FIXTURES-4
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-16
STRUCTURAL FRAME-RIGID FRAME



Areas - 4077 Total SF

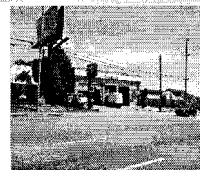
BASE AREA - 2255
BASEMENT UNF - 648
CANOPY - 112
HALF-STORY FIN - 110
HALF-STORY UNF - 341
OFFICE AVG - 451
UTILITY UNF - 160



Images



3/21/2023 12:00:00 AM



3/21/2023 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01241**, 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:

A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S 89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 032192100 (1025-13)

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

BEVERLY K OSWALD TRUSTEE FOR 4718A 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 October, which is the **1st day of October 2025**.

Dated this 13th 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.



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 #: 03-2192-100 CERTIFICATE #: 2023-1241

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 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: July 11, 2005 to and including July 11, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: July 14, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 14, 2025

Tax Account #: **03-2192-100**

1. The Grantee(s) of the last deed(s) of record is/are: **BEVERLY K OSWALD AS TRUSTEE UNDER LAND TRUST DATED JANUARY 1, 2013, NUMBERED 4718A**

By Virtue of Warranty Deed to Trustee recorded 4/2/2013 in OR 6996/268

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) 2022-2024 are delinquent.

Tax Account #: 03-2192-100

Assessed Value: \$275,728.00

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: OCT 1, 2025
TAX ACCOUNT #: 03-2192-100
CERTIFICATE #: 2023-1241

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.

BEVERLY K OSWALD TRUSTEE
4718A LAND TRUST
323 NORTH MAIN ST
COLUMBIA, IL 62236

BEVERLY K OSWALD TRUSTEE
4718A LAND TRUST
6308 N DAVIS HWY
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 15th day of July 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

July 14, 2025

Tax Account #:03-2192-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

**A PART OF LT 2 BLK 1 FERRY PASS HEIGHTS MORE PARTICULARLY DESCRIBED AS
FOLLOWS BEG AT SW COR SD LT 2 N 10 DEG 48 MIN 04 SEC W ALG ELY R/W DAVIS
HIGHWAY (SR #291 80 FT R/W) FOR 15 25/100 FT FOR POB N 10 DEG 48 MIN 04 SEC W ALG
ELY R/W 96 56/100 FT N 89 DEG 40 MIN 26 SEC E 217 56/100 FT S 0 DEG 20 MIN 34 SEC E 95 FT S
89 DEG 40 MIN 26 SEC W 200 FT TO SD ELY R/W AND POB PB 1 P 60 OR 6996 P 268**

SECTION 30, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 03-2192-100(1025-13)

Recorded in Public Records 04/02/2013 at 03:42 PM OR Book 6996 Page 268,
Instrument #2013022636, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

Prepared By and Return to:
Price & Associates, LLC, Attorneys at Law
43 N. Kringle Place, P. O. Box 100
Santa Claus, IN 47579

**WARRANTY DEED TO TRUSTEE UNDER
LAND TRUST 4718A**

THIS WARRANTY DEED made this 1st day of March, 2013, by Domex Properties Limited Partnership, an Indiana limited partnership, hereinafter called "Grantor", to Beverly K. Oswald, as Trustee under that certain land trust dated January 1, 2013, and numbered 4718A, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Trustee, all that certain land situated in Escambia County, Florida, to-wit:

A PART OF LOT 2, BLOCK 1, FERRY PASS HEIGHTS, A SUBDIVISION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, AT PAGE 60, OF THE PUBLIC RECORDS OF EXCAMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 10 DEGREES 48'04" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF DAVIS HIGHWAY (S.R. #291, 80' R/W) FOR A DISTANCE OF 15.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 10 DEGREES 48'04" WEST ALONG SAID EASTERLY RIGHT-OF-WAY FOR A DISTANCE OF 96.56 FEET; THENCE NORTH 89 DEGREES 40'26" EAST FOR A DISTANCE OF 217.56 FEET; THENCE SOUTH 00 DEGREES 20'34" EAST FOR A DISTANCE OF 95.00 FEET; THENCE SOUTH 89 DEGREES 40'26" WEST FOR A DISTANCE OF 200.00 FEET TO THE SAID EASTERLY RIGHT-OF-WAY AND THE POINT OF BEGINNING. ALL LYING AND BEING IN SAID FERRY PASS HEIGHTS SUBDIVISION.

This conveyance is subject to:

1. Taxes and Assessments for the year 2013 and subsequent years.
2. Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the Land Trust No. 4718A, dated January 1, 2013 (Trust Agreement).

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 re-subdivide 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 dedicate, 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 or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or 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 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 real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof if 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.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, 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 the Trustee, or be obliged or privileged to inquire into any terms of this trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate 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 its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that 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 the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of 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 of said 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 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 and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be named in writing by the Trustee, and upon a recording in the public records of Escambia County, Florida, of a death certificate of the Trustee or of any successor trustee, title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

The deed is given and accepted in accordance with Section 69.071, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

I

And the Grantor by this Deed full warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whatsoever. "Grantor", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal this 1st day of March, 2013.

Domex Properties Limited Partnership,
an Indiana limited Partnership

By: Beverly K. Oswald
Beverly K. Oswald, Manager

Witnesses:

Alice Friedrich
Signature
Alice Friedrich
Printed name

Adam Friedrich
Signature
Adam Friedrich
Printed name

STATE OF ILLINOIS)
COUNTY OF MONROE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Beverly Oswald, who [is personally known to me] OR [has produced _____ as identification] and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 1 day of March, 2013.

Susan M. Degener
NOTARY PUBLIC
My commission expires:

8-31-13

