



# 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

1025-16

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	THE CHAIRMEN LLC 1738 CREIGHTON RD PENSACOLA, FL 32504 1738 CREIGHTON RD 03-2685-000 E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W	Certificate #	2023 / 1274
		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)
# 2023/1274	06/01/2023	3,253.73	162.69	3,416.42
→ Part 2: Total*				3,416.42

## 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)
# 2024/1352	06/01/2024	3,329.04	6.25	221.24	3,556.53
Part 3: Total*					3,556.53

## 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)	6,972.95
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)	7,347.95

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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.

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500388

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

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
03-2685-000	2023/1274	06-01-2023	E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD 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

KEYS FUNDING LLC - 2023

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](#)

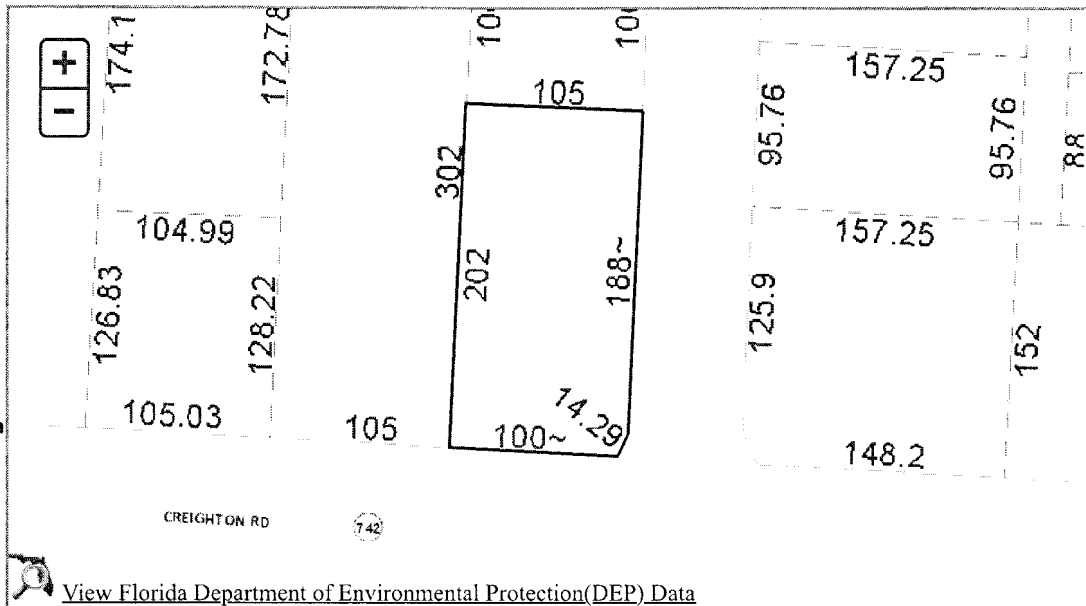
<b>General Information</b> <b>Parcel ID:</b> 311S301901010003 <b>Account:</b> 032685000 <b>Owners:</b> THE CHAIRMEN LLC <b>Mail:</b> 1738 CREIGHTON RD PENSACOLA, FL 32504 <b>Situs:</b> 1738 CREIGHTON RD 32504 <b>Use Code:</b> STORE, 1 STORY <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <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>\$113,830</td> <td>\$65,787</td> <td>\$179,617</td> <td>\$179,617</td> </tr> <tr> <td>2023</td> <td>\$113,830</td> <td>\$62,523</td> <td>\$176,353</td> <td>\$176,353</td> </tr> <tr> <td>2022</td> <td>\$114,649</td> <td>\$56,291</td> <td>\$170,940</td> <td>\$170,940</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">Report Storm Damage</a> <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2024	\$113,830	\$65,787	\$179,617	\$179,617	2023	\$113,830	\$62,523	\$176,353	\$176,353	2022	\$114,649	\$56,291	\$170,940	\$170,940																																											
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<b>Sales Data</b> <a href="#">Type List</a> <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>01/18/2017</td> <td>7655</td> <td>729</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>01/17/2017</td> <td>7655</td> <td>951</td> <td>\$151,100</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/31/2013</td> <td>6971</td> <td>1405</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>10/12/2011</td> <td>6783</td> <td>1373</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>10/2003</td> <td>5272</td> <td>1474</td> <td>\$160,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>02/1983</td> <td>1735</td> <td>177</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>11/1982</td> <td>1735</td> <td>175</td> <td>\$54,900</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>02/1982</td> <td>1615</td> <td>911</td> <td>\$34,000</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	01/18/2017	7655	729	\$100	QC	N		01/17/2017	7655	951	\$151,100	WD	N		01/31/2013	6971	1405	\$100	QC	N		10/12/2011	6783	1373	\$100	QC	N		10/2003	5272	1474	\$160,000	WD	N		02/1983	1735	177	\$100	QC	N		11/1982	1735	175	\$54,900	WD	N		02/1982	1615	911	\$34,000	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W  <b>Extra Features</b> FRAME BUILDING WOOD FENCE				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																																				
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<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																																																																			

Section  
Map Id:  
31-1S-30-1

Approx.  
Acreage:  
0.4747

Zoned:   
C-3

Evacuation  
& Flood  
Information  
[Open  
Report](#)




#### Buildings

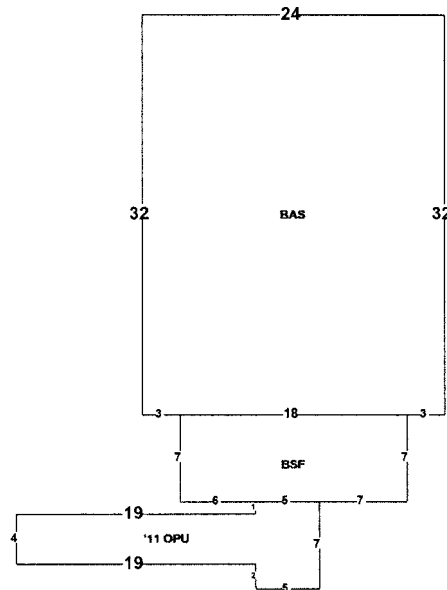
Address: 1738 CREIGHTON RD, Improvement Type: RESID/COMM USE, Year Built: 1939, Effective Year: 1950, PA Building  
ID#: 59061

##### Structural Elements

DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-1  
EXTERIOR WALL-STUCCO OV BLOCK  
FLOOR COVER-CARPET  
FOUNDATION-WOOD/NO SUB FLR  
HEAT/AIR-CENTRAL H/AC  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-DIMEN/ARCH SHNG  
ROOF FRAMING-GABLE  
STORY HEIGHT-8  
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1005 Total SF

BASE AREA - 768  
BASE SEMI FIN - 126  
OPEN PORCH UNF - 111



#### Images



4/9/2024 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: 05/09/2025 (tr. 7698)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 01274**, 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:

**E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD R/W**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 032685000 (1025-16)**

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

**THE CHAIRMEN 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 **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 #: 03-2685-000 CERTIFICATE #: 2023-1274

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 #: **03-2685-000**

1. The Grantee(s) of the last deed(s) of record is/are: **THE CHAIRMEN LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 1/2/2017 in OR 7655/951**

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 #: 03-2685-000**

**Assessed Value: \$179,617.00**

**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 #:** 03-2685-000

**CERTIFICATE #:** 2023-1274

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.

**JESSICA UNGER REGISTERED AGENT**  
**THE CHAIRMEN LLC**  
**1738 CREIGHTON RD**  
**PENSACOLA, FL 32504**

Certified and delivered to Escambia County Tax Collector, this 15<sup>th</sup> 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 #:03-2685-000**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**E 105 FT OF S 202 FT OF LT A BLK 3 ABB S/D PB 1 P 82 OR 7655 P 951 LESS OR 3141 P 875 ST RD  
R/W**

**SECTION 31, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 03-2685-000(1025-16)**

Recorded in Public Records 1/20/2017 3:37 PM OR Book 7655 Page 951,  
Instrument #2017004587, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$18.50 Deed Stamps \$1,057.70

Prepared by and return to:

Kerry Anne Schultz  
Attorney at Law  
Fountain, Schultz & Associates, P.L.  
2045 Fountain Professional Ct Suite A  
Navarre, FL 32566  
850-939-3535  
File Number: 14-00456.RC

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 17th day of January, 2017 between Rachel Anna Chernenkoff as Trustee of the RACHEL ANNA CHERNEKOFF TRUST AGREEMENT dated May 31, 2012 whose post office address is 1849 Azalea Ave., Winter Park, FL 32789, grantor, and The Chairmen LLC, a Florida limited liability company whose post office address is 1738 Creighton Road, Pensacola, FL 32504, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

A PARCEL OF LAND IN GOVERNMENT LOT NUMBER 3, IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID LOT 3, AT A POINT OF INTERSECTION OF THE CENTER LINES OF TWO ROADS AT RIGHT ANGLES TO EACH OTHER; THENCE NORTH 50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE 100 FOOT WIDE ROAD; THENCE WEST, 33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST WITH SAID RIGHT-OF-WAY LINE, 105 FEET; THENCE NORTH AT RIGHT ANGLES, 202 FEET; THENCE EAST AT RIGHT ANGLES, 105 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 66 FOOT WIDE ROAD; THENCE SOUTH WITH SAID ROAD LINE, 202 FEET TO THE POINT OF BEGINNING, BEING THE WEST 105 FEET OF THE EAST 138 FEET OF THE SOUTH 252 FEET OF AFORESAID LOT 3, SAVING AND RESERVING THE SOUTH 50 FEET AND THE EAST 33 FEET THEREOF FOR PUBLIC ROAD RIGHT-OF-WAY ALL IN SECTION 31, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, BEING A PORTION OF LOT A, BLOCK 3, ABB SUBDIVISION, ACCORDING TO THE PLAT FILED IN PLAT BOOK 1, AT PAGE 82, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

LESS LEGAL DESCRIPTION DESCRIBED IN OFFICIAL RECORDS BOOK 3141, AT PAGE 875, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

Parcel Identification Number: 311S301901010003

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

DoubleTimes

BK: 7655 PG: 952 Last Page

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TAD MOUNDAUER  
Witness Name: TAD MOUNDAUER

BEVERLY DAVIDSON  
Witness Name: BEVERLY DAVIDSON

Rachel Anna Chernekoff, Trustee  
Rachel Anna Chernekoff, Trustee

State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me this 17th day of January, 2017 by Rachel Anna Chernekoff, Trustee, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



BEVERLY DAVIDSON  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG009092  
Expires 5/26/2018

Beverly Davidson  
Notary Public.

Printed Name: Beverly Davidson

My Commission Expires: 5/26/2018