



# 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

0326.41

## 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	Jul 14, 2025
Property description	BAKER EBONI C BAKER DOMINIQUE G LIFE EST BAKER EBONI C BAKER DOMINIQUE G WILLIS MARY P 704 MOYER CT FORT WASHINGTON, MD 20744 5685 MIFFLIN AVE 04-1800-152 LT 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8645 P 1328	Certificate #	2023 / 1611
		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)
# 2023/1611	06/01/2023	4,358.97	217.95	4,576.92
→Part 2: Total*				4,576.92


## 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)
# 2025/1778	06/01/2025	4,886.85	6.25	244.34	5,137.44
Part 3: Total*					5,137.44

## 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)	9,714.36
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)	10,089.36

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 July 16th, 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>03/04/2026</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: 2500634

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
04-1800-152	2023/1611	06-01-2023	LT 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8645 P 1328

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

07-14-2025  
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> 441S301600023003 <b>Account:</b> 041800152 <b>Owners:</b> BAKER EBONI C BAKER DOMINIQUE G LIFE EST BAKER EBONI C BAKER DOMINIQUE G WILLIS MARY P <b>Mail:</b> 704 MOYER CT FORT WASHINGTON, MD 20744 <b>Situs:</b> 5685 MIFFLIN AVE 32526 <b>Use Code:</b> SINGLE FAMILY RESID <b>Taxing Authority:</b> COUNTY MSTU <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>\$30,000</td> <td>\$302,197</td> <td>\$332,197</td> <td>\$332,197</td> </tr> <tr> <td>2023</td> <td>\$30,000</td> <td>\$286,637</td> <td>\$316,637</td> <td>\$313,273</td> </tr> <tr> <td>2022</td> <td>\$25,000</td> <td>\$259,794</td> <td>\$284,794</td> <td>\$284,794</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">File for Exemption(s) Online</a> <a href="#">Report Storm Damage</a>		Year	Land	Imprv	Total	Cap Val	2024	\$30,000	\$302,197	\$332,197	\$332,197	2023	\$30,000	\$286,637	\$316,637	\$313,273	2022	\$25,000	\$259,794	\$284,794	\$284,794																																																									
Year	Land	Imprv	Total	Cap Val																																																																												
2024	\$30,000	\$302,197	\$332,197	\$332,197																																																																												
2023	\$30,000	\$286,637	\$316,637	\$313,273																																																																												
2022	\$25,000	\$259,794	\$284,794	\$284,794																																																																												
<b>Sales Data Type List:</b> <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>08/17/2022</td> <td>8877</td> <td>739</td> <td>\$100</td> <td>QC</td> <td>N</td> <td></td> </tr> <tr> <td>10/18/2021</td> <td>8645</td> <td>1328</td> <td>\$287,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>06/09/2021</td> <td>8550</td> <td>1328</td> <td>\$133,800</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>04/25/2016</td> <td>7518</td> <td>784</td> <td>\$98,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/13/2016</td> <td>7463</td> <td>1057</td> <td>\$100</td> <td>OT</td> <td>N</td> <td></td> </tr> <tr> <td>10/19/2015</td> <td>7425</td> <td>482</td> <td>\$35,100</td> <td>CT</td> <td>N</td> <td></td> </tr> <tr> <td>05/2001</td> <td>4712</td> <td>1187</td> <td>\$97,500</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1993</td> <td>3447</td> <td>183</td> <td>\$87,400</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>09/1990</td> <td>2916</td> <td>278</td> <td>\$75,000</td> <td>WD</td> <td>N</td> <td></td> </tr> <tr> <td>01/1974</td> <td>800</td> <td>325</td> <td>\$37,000</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	08/17/2022	8877	739	\$100	QC	N		10/18/2021	8645	1328	\$287,000	WD	N		06/09/2021	8550	1328	\$133,800	WD	N		04/25/2016	7518	784	\$98,000	WD	N		01/13/2016	7463	1057	\$100	OT	N		10/19/2015	7425	482	\$35,100	CT	N		05/2001	4712	1187	\$97,500	WD	N		09/1993	3447	183	\$87,400	WD	N		09/1990	2916	278	\$75,000	WD	N		01/1974	800	325	\$37,000	WD	N		<b>2024 Certified Roll Exemptions</b> None  <b>Legal Description</b> LT 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8645 P 1328 OR 8877 P 739  <b>Extra Features</b> POOL	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																																																																										
08/17/2022	8877	739	\$100	QC	N																																																																											
10/18/2021	8645	1328	\$287,000	WD	N																																																																											
06/09/2021	8550	1328	\$133,800	WD	N																																																																											
04/25/2016	7518	784	\$98,000	WD	N																																																																											
01/13/2016	7463	1057	\$100	OT	N																																																																											
10/19/2015	7425	482	\$35,100	CT	N																																																																											
05/2001	4712	1187	\$97,500	WD	N																																																																											
09/1993	3447	183	\$87,400	WD	N																																																																											
09/1990	2916	278	\$75,000	WD	N																																																																											
01/1974	800	325	\$37,000	WD	N																																																																											
<b>Parcel Information</b>		<a href="#">Launch Interactive Map</a>																																																																														





## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 01611**, 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 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8645 P 1328**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 041800152 (0326-41)**

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

**EBONI C BAKER LIFE EST and DOMINIQUE G BAKER LIFE EST and MARY P WILLIS**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 10:00 A.M. on the **first** Wednesday in the month of March, which is the **4th** day of March 2026.

Dated this 22nd day of July 2025.

For information regarding the Tax Deed auction, please contact the Tax Deeds Division at 850-595-3793 or email [TAXDEEDS@ESCAMBIACLERK.COM](mailto:TAXDEEDS@ESCAMBIACLERK.COM).



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 #: 04-1800-152 CERTIFICATE #: 2023-1611

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: December 16, 2005 to and including December 16, 2025 Abstractor: Ben Murzin

BY



Michael A. Campbell,  
As President  
Dated: December 17, 2025

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

December 17, 2025

Tax Account #: **04-1800-152**

1. The Grantee(s) of the last deed(s) of record is/are: **EBONI C BAKER; DOMINIQUE G BAKER AND MARY P WILLIS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

**By Virtue of Warranty Deed recorded 10/22/2021 in OR 8645/1328 and Quit Claim Deed recorded 10/19/2022 in OR 8877/739**

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. **Performance Mortgage in favor of Unlock Partnership Solutions Inc. recorded 03/24/2022 OR 8748/555**
  - b. **Final Judgment in favor of Escambia County recorded 01/10/2023 OR 8914/512**
  - c. **Final Judgment in favor of Escambia County recorded 07/16/2012 OR 6882/1500**
  - d. **Final Judgment in favor of Escambia County recorded 09/19/2012 OR 6909/145**
  - e. **Final Judgment in favor of Escambia County recorded 05/12/2015 OR 7342/1159**
  - f. **Final Judgment in favor of Escambia County recorded 03/13/2020 OR 8262/1476**

4. Taxes:

**Taxes for the year(s) 2022-2024 are delinquent.**

**Tax Account #: 04-1800-152**

**Assessed Value: \$336,452.00**

**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:** MAR 3, 2026

**TAX ACCOUNT #:** 04-1800-152

**CERTIFICATE #:** 2023-1611

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

**EBONI C BAKER  
DOMINIQUE G BAKER  
MARY P WILLIS  
5685 MIFFLIN AVE  
PENSACOLA FL 32526**

**EBONI C BAKER  
DOMINIQUE G BAKER  
MARY P WILLIS  
704 MOYER CT  
FORT WASHINGTON MD 20744**

**MARY P WILLIS  
1501 E CROSS ST  
PENSACOLA FL 32503**

**UNLOCK PARTNERSHIP SOLUTIONS INC  
548 MARKET ST STE 31036  
SAN FRANCISCO CA 94104**

**UNLOCK PARTNERSHIP SOLUTIONS INC  
270 MADISON AVE SUITE 702  
NEW YORK, NY 10016**

**MARY ALAINA WILLIS  
6940 COMMUNITY DR  
PENSACOLA FL 32526**

**MARY ALAINA WILLIS  
11600 AMY AVE  
PENSACOLA FL 32534**

**MARY ALAINA WILLIS  
6073 SAINT CLOUD DR  
PENSACOLA FL 32503**

**MARY ALAINA WILLIS  
219 WILLIS ST  
PENSACOLA FL 32534**

Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of December 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**

**December 17, 2025**

**Tax Account #:04-1800-152**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8645 P 1328**

**SECTION 44, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 04-1800-152(0326-41)**

Prepared by:  
Tracy Ratzin  
Pensacola Title Company, LLC.  
182 North Palafox Street  
Pensacola, Florida 32502

File Number: 21-475

## General Warranty Deed

Made this October 18, 2021 A.D. By **Navy Gator of Florida LLC**, a Florida limited liability company, whose address is: 644 Ray Street, Pensacola, Florida 32534, hereinafter called the grantor, to **Eboni Baker, a married woman**, whose post office address is: 5685 Mifflin Ave., Pensacola, Florida 32526, hereinafter called the grantee:

(Whenever used herein the term "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)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

Lot 23, Block C, Crescent Lake West, Unit 1, according to the map or plat thereof, as recorded in Plat Book 7, Page 38, of the Public Records of Escambia County, Florida.

Parcel ID Number: **441s301600023003**

The above described property was not the constitutional homestead of the Grantor


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


**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, 2021.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
\_\_\_\_\_  
Witness Printed Name Jessica Zink

  
\_\_\_\_\_  
Witness Printed Name Shari Alberson

**Navy Gator, LLC**

  
\_\_\_\_\_  
Kevin Parekh, Manager

Address: 644 Ray Street, Pensacola, Florida 32534

\_\_\_\_\_  
Address:

**See notary acknowledgment attached hereto**

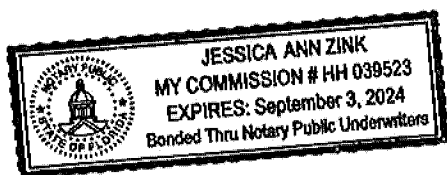
Prepared by:  
Tracy Ratzin  
Pensacola Title Company, LLC.  
182 North Palafox Street  
Pensacola, Florida 32502

File Number: 21-475

**Notary acknowledgment for Deed from Navy Gator of Florida To Baker**

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of [ ☒ ] physical presence or [ ☐ ] online notarization, this 18th day of October, 2021, by Kevin Parekh, Manager of Navy Gator of Florida LLC, a Florida limited liability company, who is/are personally known to me or who has produced FL DL as identification.



Junk  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



## RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

**ATTENTION:** Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet County standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name: Mifflin Avenue

Legal Address of Property: 5685 Mifflin Avenue, Pensacola, Florida 32526

The County      (X) has accepted                      (N/A) has not accepted

the abutting roadway for maintenance.

This form completed by:  
Pensacola Title Company, LLC  
182 N. Palafox Street  
Pensacola, FL 32502

### AS TO SELLER(S):

Navy Gator of Florida LLC

  
\_\_\_\_\_  
Kevin Parekh, Manager

### AS TO BUYER(S):

  
\_\_\_\_\_

Eboni Baker

- Buyer

**Prepared By:**

Eboni C Baker

**After Recording Return To:**

5685 Mifflin Ave

Pensacola, Florida 32526

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

WITNESSETH, on August 21, 2022 THE GRANTOR(S),

- Eboni C Baker and Dominique G Baker, a married couple

for and in consideration of the sum of: One Dollar (\$1.00) and/or other good and valuable consideration to the below Grantee(s) in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged:

- Mary P Willis, a single person, residing at 1501 E Cross st, Pensacola, Escambia County, Florida 32503
- Eboni C Baker and Dominique G Baker, a married couple, residing at 5685 Mifflin Ave, Pensacola, Escambia County, Florida 32526

as joint tenants with rights of survivorship, Grantor does hereby remise, release, and quit-claim unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest, claim of the Grantor in and to the following described land in the County of Escambia, state of FLORIDA to wit:

5685 Mifflin Ave  
Pensacola, Florida  
32526

Legal Description:

LT 23 BLK C CRESCENT LAKE WEST UNIT 1 PB 7 P 38 OR 8550 P 1328

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever for the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

EXCEPTING AND RESERVING unto Grantor(s), a 75 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

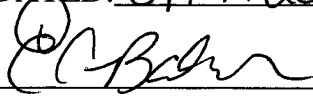
TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

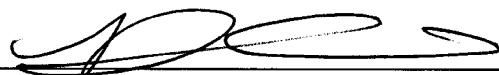
Tax Parcel Number: 04-1800-152

Mail Tax Statements To:  
Mary p Willis  
5685 Mifflin Ave  
Pensacola, Florida 32526

**[SIGNATURE PAGE FOLLOWS]**

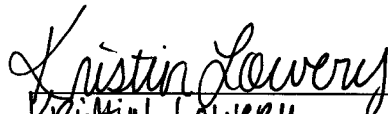
**Grantor Signatures:**DATED: 8/17/2022

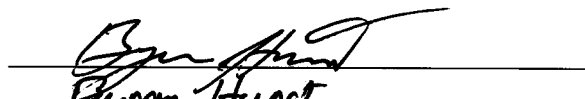
Eboni C Baker  
 5685 Mifflin Ave  
 Pensacola, Florida  
 32526

DATED: 8/17/2022

Dominique G Baker  
 5685 Mifflin Ave  
 Pensacola, Florida  
 32526

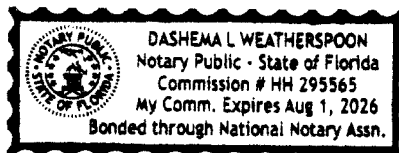
**In Witness Whereof,**

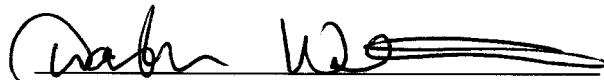
  
Kristin Lowery  
 Witness

  
Byron Hunter  
 Witness

STATE OF FLORIDA, COUNTY OF ESCAMBIA, ss:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 17 day of August, 22 by Eboni C Baker and Dominique G Baker, who are personally known to me or who have produced Florida Drivers License as identification.



  
 Signature of person taking acknowledgment

Dashema Weatherspoon  
 Name typed, printed, or stamped

Florida Notary Public  
 Title or rank

HH 295565  
 Serial number (if applicable)

Prepared by, recording requested by,  
and when recorded mail to:

Unlock Partnership Solutions Inc.  
270 Madison Ave, Suite 702  
New York, NY 10016

Exchange Agreement ID: 44-IS-30-1600-023-003

Property APN: 44-IS-30-1600-023-003

C-FL845728

(Space Above for Recorder's Use)

### PERFORMANCE MORTGAGE

**DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$490.00 AND INTANGIBLE TAX IN THE AMOUNT OF \$280.00, ARE PAID HEREON BASED UPON THE INVESTMENT PAYMENT AMOUNT SET FORTH IN THE RECITALS, PARAGRAPH A, HEREIN**

This **PERFORMANCE MORTGAGE**, together with any riders hereto ("**Performance Mortgage**"), is made as of MARCH 21, 2022 ("**Effective Date**"), among EBONI BAKER\*(each in his/her individual capacity, individually or collectively, "**Owner**"), and UNLOCK PARTNERSHIP SOLUTIONS INC., a Delaware corporation, and its successors and assignees ("**Unlock**").

\*Eboni Baker joined by spouse Dominique Giney Baker

### RECITALS

A. This Performance Mortgage is given in connection with the execution of that certain Forward Sale and Exchange Agreement ("**Exchange Agreement**"), which is hereby incorporated into this Performance Mortgage as if set forth in full, and entered into by and between Owner and Unlock, pursuant to which Owner (a) grants and conveys to Unlock the right to receive an undivided percentage interest (the "**Unlock Percentage**") in the future value of Owner's real property and Improvements (as defined herein) thereon in County of ESCAMBIA, State of Florida, as more particularly described in Schedule A attached hereto and incorporated herein by this reference, and commonly known as 5685 MIFFLIN AVENUE, PENSACOLA, FL 32526 ("**Land**"), and (b) agrees that upon the occurrence of certain events under the Exchange Agreement, Unlock has the right to convert the Unlock Percentage (the "**Conversion**") to an undivided fee simple ownership interest equal to the Unlock Percentage in and to the Real Property (as defined herein). In exchange for granting and conveying the Unlock Percentage to Unlock, Unlock paid to Owner a payment amount equal to ONE HUNDRED AND FORTY THOUSAND Dollars (\$140,000.00) (the "**Investment Payment**"), subject to the terms and conditions of the Exchange Agreement.

B. Unlock desires to secure the rights granted to it in the Exchange Agreement and the performance of Obligations (hereinafter defined).

C. This Performance Mortgage is given pursuant to the Exchange Agreement, and payment, fulfillment, and performance of the obligations due under the Exchange Agreement and certain other

ancillary documents executed by Owner and Unlock concurrently herewith (which documents, together with this Performance Mortgage are collectively termed the “**Transaction Documents**”) are secured by this Performance Mortgage in accordance with the terms set forth herein.

D. Pursuant to the Exchange Agreement, Owner has made certain covenants and promises to, or for the benefit of, Unlock in connection with the Real Property, all as more particularly described, and on the terms and conditions stated in the Exchange Agreement.

E. Execution of this Performance Mortgage is intended, among other things, to give notice, in the form set out in Schedule B attached hereto and incorporated herein by this reference, of (a) the Exchange Agreement, (b) certain rights and responsibilities of Owner as to Unlock, and (c) the covenants and promises set forth in the Exchange Agreement that run with the land and will be binding upon any person who acquires Owner’s interest in the Real Property so long as the Exchange Agreement has not expired or been terminated.

1. **Granting Clause.** OWNER DOES HEREBY IRREVOCABLY mortgage, grant, bargain, sell, pledge, assign, warrant, transfer and convey to and grant a security interest to Unlock and its respective successors and assigns, with the right of entry and possession in the following property, rights, interests and estates now owned, or hereafter acquired by Owner (collectively, the “**Property**”):

a. Real Property. The Land together with all improvements, replacements and additions now or hereafter erected on the Land (collectively, the “**Improvements**”) and all easements, appurtenances and fixtures now or hereafter a part of the Land and Improvements (collectively, the “**Real Property**”).

b. Leases and Rents. All leases, subleases, subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Real Property, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into, whether before or after the filing by or against Owner of any petition for relief under any Creditors Rights Laws (collectively, the “**Leases**”) and all right, title and interest of Owner, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, cash, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Owner or its agents or employees from any and all sources arising from or attributable to the Real Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of property or rendering of services by Owner and proceeds, if any, from

business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Owner of any petition for relief under any Creditors Rights Laws (collectively, the “**Rents**”) and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Settlement Payment. As used herein, “**Creditors Rights Laws**” shall mean any existing or future law of any jurisdiction, domestic or foreign, relating to bankruptcy, insolvency, reorganization, conservatorship, arrangement, adjustment, winding-up, liquidation, dissolution, composition or other relief with respect to its debts or debtors. The assignments of Owner’s interests under this clause (b) is a security interest in such interests, including the cash proceeds, cash, checks and deposit accounts relating thereto.

c. **Insurance Proceeds.** All insurance proceeds in respect of the Real Property under any insurance policies covering the Real Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Real Property (collectively, the “**Insurance Proceeds**”).

d. **Condemnation Awards.** All condemnation awards, including interest thereon, which may heretofore and hereafter be made with respect to the Real Property by reason of any taking or condemnation, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Real Property (collectively, the “**Awards**”).

e. **Easements and Rights of Way.** All easements, rights of way, appurtenances and other rights used in connection with the Real Property or as a means of access thereto.

f. **Additional Land.** All additional lands, estates and development rights hereafter acquired by Owner for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of this Performance Mortgage;

g. **Fixtures and Personal Property.** All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures, inventory and goods) and other property of every kind and nature whatsoever, owned by Owner, or in which Owner has or shall have an interest, or usable in connection with the present or future operation and occupancy of the Real Property and all building equipment, materials and supplies of any nature whatsoever owned by Owner, or in which Owner has or shall have an interest, or usable in connection with the present or future operation and occupancy of the Real Property (collectively, the “**Personal Property**”), and the right, title and interest of Owner in and to any of the Personal Property which may be subject to any security interests, as defined under the Uniform Commercial Code as in effect in the applicable jurisdiction (the “**UCC**”), superior in lien to the lien of this Performance Mortgage and all proceeds and products of the above; and

h. **Other Rights.** Any and all other rights of Owner in and to the items set forth in clauses (a) through (g) above.

**CONDITIONS TO GRANT: TO HAVE AND TO HOLD** the above granted and described Property unto and to the use and benefit of Unlock and its successors and assigns, forever, to secure Owner's payment to Unlock of the Settlement Payment and the performance of the Obligations at the time and in the manner provided in the Transaction Documents and this Performance Mortgage;

**PROVIDED, HOWEVER,** these presents are upon the express condition that, if Owner shall well and truly (a) pay to Unlock the Settlement Payment at the time and in the manner provided in the Exchange Agreement, this Performance Mortgage and the other Transaction Documents, (b) perform the Obligations as set forth in the Exchange Agreement, this Performance Mortgage and the other Transaction Documents, and (c) abide by and comply with each and every covenant and condition set forth in the Exchange Agreement, this Performance Mortgage and the other Transaction Documents, these presents and the estate hereby granted shall cease, terminate and be void; provided, however, that Owner's obligation to indemnify and hold harmless Unlock pursuant to the provisions hereof shall survive any such payment and release.

**2. Secured Obligations.**

a. Obligations. Owner makes the grant, transfer and assignment set forth in Section 1 for the purpose of securing the following "**Obligations**":

- (1) the payment of the Settlement Payment;
- (2) all other obligations of Owner contained herein;
- (3) the payment and/or performance of all other obligations of Owner contained in the Transaction Documents;
- (4) each obligation of Owner contained in any renewal, extension, amendment, modification, consolidation, change of, or substitution or replacement for, all or any part of the Exchange Agreement;
- (5) any expenditures made by Unlock pursuant to, or under, this Performance Mortgage, including, without limitation, any Protective Advances; and
- (6) payment of all fees and expenses (including, as allowed by applicable law, court and other dispute resolution costs, attorneys' and experts' fees and costs, and fees and disbursements of in-house counsel (collectively "**Attorneys' Fees**") incurred by Unlock in the enforcement and collection of the obligations listed above and the protection of Unlock's rights related thereto, whether such fees are incurred in any state, federal or bankruptcy court or otherwise and whether or not litigation or arbitration is commenced. Attorneys' Fees shall include, Attorneys' Fees incurred in any state, federal or bankruptcy court, and in any bankruptcy case or insolvency proceeding, of any kind in any way related to this Performance Mortgage, to the interpretation or enforcement of the parties' rights under this Performance Mortgage, or to the Property.

b. Investment Payment. Owner shall not be obligated to repay any part of the Investment Payment; and therefore, such item shall not be included within the Obligations. The foregoing



shall not, however, in any way limit any payment calculated and agreed by Owner to be paid pursuant to the Exchange Agreement.

3. **UCC Security Agreement and Fixture Filing.** This Performance Mortgage also is intended to be and shall constitute a "security agreement" within the meaning of the UCC for any items of personal property that constitute fixtures or are specified as part of the Property and that under applicable law may be subject to a security interest under the UCC. Owner hereby grants to Unlock a security interest in those items to secure the performance and payment of the Obligations.

a. Owner agrees that Unlock may file either this Performance Mortgage, or a copy of it, or a UCC-1 Financing Statement in the real estate records or other appropriate index and/or in the Florida Secured Transaction Registry or other appropriate office of any state or jurisdiction, as a financing statement for any of the items specified above as part of the Property.

b. This Performance Mortgage constitutes a financing statement filed as a fixture filing pursuant to, and is effective in accordance with, the applicable provisions of Article 9 of the UCC, and any similar or successor provisions. With respect to said fixture filing (a) debtor is Owner and Owner's name and address appear in the first paragraph of this Performance Mortgage, and (b) the secured party is Unlock and Unlock's name and address appears in the first paragraph of this Performance Mortgage. The Property includes both real and personal property and all other rights and interests, whether tangible or intangible in nature, of Owner. By executing and delivering this Performance Mortgage, Owner hereby grants to Unlock, as security for the Obligations, a security interest in all "accounts", "deposit accounts", "chattel paper", "equipment", "fixtures", "inventory", "general intangibles" and "goods" (as such terms are defined in the UCC) to the full extent that the foregoing may be subject to the UCC.

c. Unlock may file such extensions, renewals, amendments and releases as are appropriate to reflect the status of its security interest.

d. Owner shall pay all costs of filing such financing statements and any extensions, renewals, amendments, and releases of such statements, and shall pay all reasonable costs and expenses of any record searches for financing statements that Unlock may reasonably require.

e. On any default hereunder, Unlock shall have the remedies of a secured party under the UCC and may also invoke the remedies in Section 7. In exercising any of these remedies, Unlock may proceed against the items of Real Property, fixtures or improvements separately or together and in any order whatsoever without in any way affecting the availability of Unlock's remedies under the UCC or the remedies in Section 7.

4. **Assignment of Leases and Rents.** Owner hereby absolutely and unconditionally assigns to Unlock all of Owner's right, title and interest in and to all current and future Leases and Rents; it being intended by Owner that this assignment constitutes a present, absolute assignment and not an assignment for additional security only.

a. Owner hereby gives to, and confers upon, Unlock the right, power and

authority, during the continuance of this Performance Mortgage, to collect the Rents, reserving unto Owner the right, prior to any default by Owner in payment of the Obligations secured hereby or in performance of any agreement hereunder, to collect and retain such Rents, as they become due and payable.

b. Upon any such default, Unlock may at any time without notice, either in person, by agent, or by appointment of a receiver, and without regard to the adequacy of any security for the Obligations secured hereby, enter upon and take possession of the Property or any part of it, in its own name sue for or otherwise collect such Rents, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including Attorneys' Fees to the Obligations secured hereby, and in such order as Unlock may determine. Unlock's rights under this clause (b) include its rights to appoint a receiver under all applicable laws, as in effect from time to time.

c. The entering upon and taking possession of the Property, the collection of such rents, issues and profits and the application of such rents, issues and profits pursuant to this Performance Mortgage, shall not cure or waive any default or notice of default under this Performance Mortgage or invalidate any act done pursuant to such notice.

d. Nothing in this section shall permit Owner to lease or rent the Property in contravention of any provision of the Exchange Agreement; nor shall anything in this section modify any provision in the Exchange Agreement relating to the use, lease or occupancy of the Property.

e. The assignment of rents contained in this Performance Mortgage is intended to and does constitute an assignment of rents as contemplated in Florida Statutes Section 697.07. If a default then exists, Unlock shall be entitled to the remedies provided in said Section 697.07, in addition to all rights and remedies, whether procedural or substantive, in effect at the time of execution or enforcement of this Performance Mortgage.

5. **Covenants, Representations and Warranties of Owner** . Owner hereby agrees as follows:

a. Owner represents and warrants that Owner has good and marketable title to the Property and has the right to grant and convey the Property.

b. Owner will observe and perform all of the covenants and agreements under the Transaction Documents.

c. To appear in and defend any action or proceeding purporting to affect the security of this Performance Mortgage or the rights or powers of Unlock; and to pay all costs and expenses of Unlock (including cost of evidence of title and Attorneys' Fees) incurred: (i) in any state, federal or bankruptcy court, in any action or proceeding in which Unlock may appear, and in any suit brought by Unlock to foreclose this Performance Mortgage or to collect the Obligations or to protect Unlock's rights under this Performance Mortgage; and/or (ii) in connection with the enforcement of any provisions of this Performance Mortgage or in connection with foreclosure upon the collateral granted under this Performance Mortgage (whether or not suit is filed).

d. To pay at least ten days before delinquency all taxes and assessments affecting the Property; and all encumbrances, charges and liens, with interest, on the Property (or any part of the Property), which are prior or could obtain priority to the lien or to the rights granted under this Performance Mortgage, and all costs, fees and expenses of this Performance Mortgage.

(1) If Owner fails to make any payment or to do any act as provided in this Performance Mortgage, Unlock may (but shall not be obligated to) make the payment or do the act in the required manner and to the extent deemed necessary by Unlock to protect the security for this Performance Mortgage, which payments and related expenses (including Attorneys' Fees) shall also be secured by this Performance Mortgage.

(2) Such performance by Unlock shall not require notice to, or demand on, Owner and shall not release Owner from any obligation under this Performance Mortgage.

(3) Unlock shall have the following related rights and powers: (A) to enter upon the Property for the foregoing purposes, (B) to appear in and defend any action or proceeding purporting to affect the Property or the rights or powers of Unlock under this Performance Mortgage, (C) to pay, purchase, contest or compromise any encumbrance, charge, or lien that in the judgment of Unlock appears to be prior or superior to this Performance Mortgage, and (D) to employ counsel, and to pay such counsel necessary expenses and costs, including Attorneys' Fees.

e. To pay immediately upon demand all sums expended by Unlock pursuant to this Performance Mortgage; and to pay interest on any of the foregoing amounts demanded by Unlock at the rate as specified in the Transaction Documents from the date of such demand (or as otherwise specified by applicable law) from the date of such demand, not to exceed the maximum rate allowed by law at the time of such demand.

f. To keep the Property in good condition and repair, and in a condition substantially similar to its condition on the date hereof, except for normal wear and tear and shall not remove or demolish any building thereon, and shall not materially destroy, damage or impair the Property, allow the Property to materially deteriorate or commit waste on the Property. Owner shall also comply with all laws affecting the Property or requiring any alterations or improvements to be made thereon and shall not permit any act upon the Property in violation of the law.

g. Not to initiate, join in, acquiesce in, or consent to any change in any private restrictive covenant, zoning law or other public or private restriction, limiting or defining the uses which may be made of the Property or any part thereof.

h. On demand, to fully cooperate with Unlock in filing and recording this Performance Mortgage and any of the other Transaction Documents creating a lien or security interest or evidencing the lien hereof, including without limitation any financing statements, upon the Property and other collateral and each instrument of further assurance to be filed, registered or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully

to protect and perfect the lien or security interest hereof upon, and the interest of Unlock in, the Property. Owner will pay all taxes, filing, registration or recording fees, and all expenses incident to the preparation, execution, acknowledgment and/or recording of the Transaction Documents, and any instrument of further assurance, and any modification or amendment of the foregoing documents, and all federal, state, county and municipal taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Transaction Documents or any instrument of further assurance, and any modification or amendment of the foregoing documents, except where prohibited by law so to do.

i. At the cost of Owner, and without expense to Unlock, to do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, deeds of trust, mortgages, assignments, notices of assignments, transfers and assurances as Unlock shall, from time to time, require, for the better assuring, conveying, assigning, transferring, and confirming unto Unlock the Property and rights hereby deeded, mortgaged, granted, bargained, sold, conveyed, confirmed, pledged, assigned, warranted and transferred or intended now or hereafter so to be, or which Owner may be or may hereafter become bound to convey or assign to Unlock, or for carrying out the intention or facilitating the performance of the terms of this Performance Mortgage or for filing, registering or recording this Performance Mortgage, or for complying with all legal requirements. Owner, on demand, will execute and deliver and hereby authorizes Unlock to file one or more financing statements or execute in the name of Owner to the extent Unlock may lawfully do so, one or more chattel mortgages or other instruments, to evidence more effectively the security interest of Unlock in the Property. Owner grants to Unlock an irrevocable power of attorney coupled with an interest for the purpose of exercising and perfecting any and all rights and remedies available to Unlock at law and in equity, including without limitation such rights and remedies available to Unlock pursuant to this clause (i).

6. **Power of Attorney.** Owner hereby irrevocably appoints Unlock as Owner's attorney-in-fact (such agency being coupled with an interest). As such attorney-in-fact Unlock may, after providing notice to Owner pursuant to the Exchange Agreement (without the obligation to do so) in Unlock's name, or in the name of Owner, prepare, execute and file or record financing statements, continuation statements, applications for registration and like documents necessary to create, perfect or preserve any of Unlock's security interests and rights in or to any of the Property, and, upon a default under this Performance Mortgage, take any other action required of Owner; provided, however, that Unlock as such attorney-in-fact shall be accountable only for such funds as are actually received by Unlock.

7. **Default and Foreclosure.** Unlock shall give notice to Owner prior to enforcement following Owner's breach of any covenant or agreement in the Transaction Documents. The notice shall specify: (i) the default; (ii) the action required to cure the default; (iii) a date, not less than thirty (30) days from the date the notice is given to Owner, by which the default must be cured; and (iv) that failure to cure the default on or before the date specified in the notice may result in all sums secured by this Performance Mortgage becoming due and payable, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Owner of the right to reinstate after enforcement and the right to bring a court action to assert in the foreclosure proceeding the non-existence of a default or any other defense of Owner to enforcement and foreclosure. If the default is not cured on or before

the date specified in the notice, Unlock at its option may require immediate payment in full of all sums secured by this Performance Mortgage without further demand and may foreclose this Performance Mortgage by judicial proceeding and apply any other remedies permitted by applicable law. Unlock shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 7, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

Notice provided to Owner under this Performance Mortgage shall be delivered to the address specified in Section 21 in accordance with the applicable terms and conditions of the Exchange Agreement unless otherwise required by applicable law.

a. Exercise of Unlock's remedies under this Performance Mortgage shall be in compliance with applicable law.

b. Any proceeds of any disposition under this Section 7 shall not cure any Event of Default or reinstate any of the obligations secured under this Performance Mortgage for the purposes of applicable law or otherwise.

c. Unlock may exercise its right to foreclose by judicial action pursuant to applicable law and/or seek any other remedy available at law or in equity to the maximum extent permitted by applicable law. Any provision of this Performance Mortgage which is prohibited or unenforceable in any jurisdiction, will, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction will not invalidate or render unenforceable such provision in any other jurisdiction.

8. **Late Performance.** By accepting performance of any obligation after its due date, Unlock does not waive its right either to require prompt performance when due of all other obligations or to declare default for such failure to perform.

9. **Intentionally Omitted.**

10. **Intentionally Omitted.**

11. **Intentionally Omitted.**

12. **Intentionally Omitted.**

13. **Reserved.**

14. **Successors.** This Performance Mortgage applies to, inures to the benefit of, and binds all parties to this Performance Mortgage, their heirs, legatees, devisees, administrators, executors, successors, and assignees. The term "Unlock" shall include any successor or assignee of Unlock's rights in the Exchange Agreement and in this Performance Mortgage, whether or not named as Unlock in this Performance Mortgage. In this Performance Mortgage, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

15. **Joint and Several Liability.** If more than one person signs this Performance Mortgage

as Owner, the obligations of each signatory shall be joint and several.

16. **Multiple Owners.** If there are multiple Owners of the Property:

- a. this Performance Mortgage must be signed by each such Owner;
- b. all rights and powers specified for Owner in this Performance Mortgage must be approved and exercised unanimously by all such multiple Owners;
- c. all such multiple Owners shall be jointly and severally liable for all liabilities and obligations specified for Owner under this Performance Mortgage;
- d. notice required to be given by, or to, Owner will be deemed adequately given if given by, or to, any of Owners using the contact information set forth in Section 21; and
- e. Unlock may treat any notice received from any one Owner as notice from all Owners.

17. **Revocable Trust.** If any Owner is/are the trustee(s) of a Revocable Trust (as defined herein):

- a. all trustees of the Revocable Trust and all individuals having the power to revoke the Revocable Trust (referred to herein as "owners of the Revocable Trust") must sign this Performance Mortgage in their respective capacities as trustees and/or owners of the Revocable Trust, and each trustee and owner of the Revocable Trust who signs this Performance Mortgage hereby represents and warrants that all trustees and owners of the Revocable Trust have been disclosed to Unlock;
- b. any trustee of the Revocable Trust who is also an owner of the Revocable Trust need only sign this Performance Mortgage once for it to be binding on such person both as trustee and as owner of the Revocable Trust;
- c. all rights and powers specified for, and all actions required of, Owner in this Performance Mortgage must be approved and exercised unanimously by all trustees of the Revocable Trust;
- d. all trustees and all owners of the Revocable Trust shall be jointly and severally liable for all liabilities and obligations specified for Owner under this Performance Mortgage;
- e. all representations and warranties by Owner in this Performance Mortgage are made by all trustees of the Revocable Trust on behalf of the Revocable Trust and by all owners of the Revocable Trust;
- f. notice required to be given by, or to, any Owner will be deemed adequately given if given by, or to, any of the trustees of the Revocable Trust using the contact information set forth in Section 21; and
- g. Unlock may treat any notice received from any one trustee of the Revocable Trust as notice from all trustees of the Revocable Trust and from Owner.

As used herein, "Revocable Trust" shall mean a revocable trust, revocable living trust, inter vivos trust, revocable family trust or similar trust established in accordance with the laws of any state.

18. **Intentionally Omitted.**

19. **Extent of Lien.** The lien granted under this Performance Mortgage shall encumber Owner's entire interest in the Property, notwithstanding the fact that the Exchange Agreement grants to Unlock only a fractional interest in the Property.

20. **Miscellaneous.**

a. So long as any of the Obligations remain outstanding and undischarged, unless Unlock otherwise consents in writing, the fee estate of Owner in the Property or any part thereof (including the estate of Unlock after exercising the Conversion) will not merge, by operation of law or otherwise, with any other estate in the Property or any part of it, but will always remain separate and distinct, notwithstanding the union of the fee estate and such other estate in Unlock or in any other Person.

b. Owner agrees, to the full extent that it may lawfully do so, that it will not at any time insist upon or plead or in any way take advantage of any appraisal, valuation, stay, marshalling of assets, extension, redemption or moratorium law now or hereafter in force and effect so as to prevent or hinder the enforcement of the provisions of this Performance Mortgage or the Obligations secured hereby, or any agreement between Owner and Unlock or any rights or remedies of Unlock. To the extent permitted by applicable law, Owner waives (i) the benefit of all present or future laws providing for any appraisal before sale of any portion of the Property, (ii) all rights of redemption, valuation, appraisal, stay of execution, notice of election to mature or declare due the whole of the Obligations and marshaling in the event of foreclosure of the lien created by this Performance Mortgage, (iii) all rights and remedies which Owner may have or be able to assert by reason of the laws of the State of Florida pertaining to the rights and remedies of sureties, (iv) the right to assert any statute of limitations as a bar to the enforcement of the lien of this Performance Mortgage or to any action brought to enforce any obligation secured by this Performance Mortgage, and (v) any rights, legal or equitable, to require marshaling of assets or to require foreclosure sales in a particular order, including any requirement under applicable law to require Unlock to resort to assets in a particular order or resort to certain assets before others. To the extent permitted by applicable law, Unlock shall have the right to determine the order in which any or all (i) of the Property shall be subjected to the remedies provided by this Performance Mortgage, and (ii) portions of the Obligations are satisfied from the proceeds realized upon the exercise of the remedies provided by this Performance Mortgage.

c. Notwithstanding Owner's obligations under Section 21.12 (Indemnification) of the Exchange Agreement, Owner agrees it will pay or reimburse Unlock for all reasonable attorneys' fees, costs and expenses incurred by either of them in any suit, legal proceeding or dispute of any kind in which either of them is made a party or appears as party plaintiff or defendant, affecting the Obligations, this Performance Mortgage or the interest created herein, or the Property or any appeal thereof, including, but not limited to, activities related to enforcement of the remedies of Unlock, activities related to protection of Unlock's collateral, any foreclosure action, any condemnation action involving the Property or any action to

protect the security hereof, any bankruptcy or other insolvency proceeding commenced by or against Owner, and any such amounts paid or incurred by Unlock shall be added to the Obligations and shall be secured by this Performance Mortgage. The agreements of this clause shall expressly survive in perpetuity satisfaction of this Performance Mortgage and repayment of the secured Obligations, any release, reconveyance, discharge or foreclosure of this Performance Mortgage, conveyance by deed in lieu of foreclosure and sale of the Property.

d. To the extent permitted by law, Owner hereby waives the provisions of any law prohibiting Unlock from making an election under any Transaction Document as to the application of proceeds.

e. Unlock may collect a fee not to exceed the maximum amount permitted by applicable law for furnishing the statement of obligation or other report, disclosure, or statement in connection with or pursuant to this Performance Mortgage or any other Transaction Document.

f. In furtherance of Unlock's rights under the Exchange Agreement to inspect the Property, Unlock may: (i) obtain a court order to enforce Unlock's right to enter and inspect the Property in accordance with applicable law (including as to the costs relating thereto), and (ii) have a receiver appointed to enforce Unlock's rights to enter and inspect the Property for Hazardous Substances (as defined herein) in accordance with applicable law.

g. References in this Performance Mortgage to any statute or statutory provisions (including, without limitation, the UCC or applicable law) shall be deemed to be a reference to such statute or statutory provisions as amended or recodified from time to time.

h. Capitalized terms used in this Performance Mortgage shall have the meanings specified herein, or if not defined herein, in the Exchange Agreement. Except as expressly set out in this Performance Mortgage, if there is any conflict between the provisions of this Performance Mortgage and the provisions of the Exchange Agreement, the provisions of the Exchange Agreement shall control. In this Performance Mortgage, references to a Section or a Schedule shall be to a section or schedule of this Performance Mortgage unless otherwise stated.

21. **Notices.** All notices or other written communications hereunder shall be delivered in accordance with the applicable terms and conditions of the Exchange Agreement. Notices shall be sent to the address of the other party listed below as follows, unless a party has been notified by the other party in writing of a substitute address:



UNLOCK:	OWNER:
Unlock Partnership Solutions Inc. 548 Market St, STE 31036 San Francisco, CA 94104  <b>Personal or Overnight Delivery</b> Unlock Partnership Solutions Inc. 270 Madison Ave, Suite 702 New York, NY 10016  <b>Fax:</b> 844-916-4006  <b>Email:</b> support@unlock.com	Eboni Baker  5685 Mifflin Avenue  Pensacola, FL 32526

22. **Hazardous Substances.** As used in this Section 22: (a) “**Hazardous Substances**” are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law (as defined herein) and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) “**Environmental Law**” means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) “**Environmental Cleanup**” includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an “**Environmental Condition**” means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Owner shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Owner shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Owner shall promptly give Unlock written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Owner has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Owner learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any

Hazardous Substance affecting the Property is necessary, Owner shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Unlock for an Environmental Cleanup.

23. **Savings Clause.** This Performance Mortgage is subject to the express condition that at no time shall Owner be obliged or required to pay the Settlement Payment if such payment could subject Unlock to either civil or criminal liability as a result of being in excess of the Maximum Legal Rate (as defined below). If, by the terms of this Performance Mortgage or the other Transaction Documents, Owner is at any time required or obliged to pay the Settlement Payment due hereunder which was calculated pursuant to the Exchange Agreement using amounts in excess of the Maximum Legal Rate, the Settlement Payment shall be deemed to be immediately reduced to be calculated taking into account Maximum Legal Rate. In this Section 23, "Maximum Legal Rate" shall mean the maximum non-usurious rate of return, if any, that at any time or from time to time may be contracted for, taken, reserved, charged or received in connection with the Settlement Payment and as provided for in the Transaction Documents, under the laws of such State or States whose laws are held by any court of competent jurisdiction to govern the provisions relating to the Transaction Documents and/or Settlement Payment.

24. **Reinstatement Pursuant to Applicable Law.** If Owner meets certain conditions, Owner shall have the right to have enforcement of this Performance Mortgage discontinued at any time before the earliest of: (a) five (5) days before sale of the Property pursuant to any power of sale contained in this Performance Mortgage; (b) such other period as applicable law might specify for the termination of Owner's right to reinstate; or (c) entry of a judgment enforcing this Performance Mortgage. Those conditions are that Owner: (i) pays Unlock all sums which then would be due under the Transaction Documents as if no acceleration had occurred; (ii) cures any default of any other covenants or agreements; (iii) pays all expenses incurred in enforcing this Performance Mortgage, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Unlock's interest in the Property and rights under this Performance Mortgage; and (iv) takes such action as Unlock may reasonably require to assure that Unlock's interest in the Property and rights under this Performance Mortgage, and Owner's obligation to pay the sums secured by this Performance Mortgage, shall continue unchanged.

25. **Arbitration.**

a. In the event of any inconsistencies between the terms and conditions of the Transaction Documents (or any of them) and the terms and conditions of this Section 25, this Section 25 shall control and be binding. In the event of any dispute arising from or related to this Performance Mortgage, including but not limited to foreclosure of this Performance Mortgage, may be resolved by arbitration, litigation, or a combination of arbitration and litigation, all at Unlock's sole and absolute discretion.

b. IN THE EVENT UNLOCK HAS SELECTED ARBITRATION AND SUBJECT TO APPLICABLE LAW, OWNER AGREES THAT ANY AND ALL CONTROVERSIES, CLAIMS, OR DISPUTES WITH UNLOCK (INCLUDING ANY AFFILIATE, EMPLOYEE, OFFICER,

DIRECTOR OF UNLOCK IN THEIR CAPACITY AS SUCH OR OTHERWISE) ARISING OUT OF, RELATING TO, OR RESULTING FROM THIS AGREEMENT OR THE PROPERTY, SHALL BE SUBJECT TO BINDING ARBITRATION UNDER THE ARBITRATION RULES OF JAMS, THE RESOLUTION EXPERTS (THE "RULES"), AND BECAUSE THIS AGREEMENT SUBSTANTIALLY AFFECTS INTERSTATE COMMERCE, THE PARTIES AGREE THIS AGREEMENT, INCLUDING ITS ENFORCEMENT, IS TO BE GOVERNED BY THE FEDERAL ARBITRATION ACT, 9 U.S.C. § 1 ET SEQ.

c. Procedure. OWNER AGREES THAT ANY ARBITRATION WILL BE ADMINISTERED BY JAMS, AND THAT A SINGLE NEUTRAL ARBITRATOR WILL BE SELECTED IN A MANNER CONSISTENT WITH JAMS' COMPREHENSIVE ARBITRATION RULES AND PROCEDURES AND JAMS POLICY ON MINIMUM STANDARDS OF PROCEDURAL FAIRNESS FOR CONSUMER ARBITRATIONS. OWNER HAS ACCEPTED JAMS RULES AND USE OF JAMS. OWNER ALSO AGREES THAT THE ARBITRATOR SHALL HAVE THE POWER TO AWARD ANY REMEDIES, INCLUDING ATTORNEYS' FEES AND COSTS, AVAILABLE UNDER APPLICABLE LAW, EXCEPT AS OTHERWISE SET FORTH HEREIN. OWNER UNDERSTANDS THAT UNLOCK WILL PAY FOR ANY ADMINISTRATIVE OR HEARING FEES CHARGED BY THE ARBITRATOR OR JAMS EXCEPT THAT OWNER SHALL PAY THE FIRST \$250.00 OF ANY FILING FEES ASSOCIATED WITH ANY ARBITRATION OWNER INITIATES. OWNER AGREES THAT THE ARBITRATOR SHALL ADMINISTER AND CONDUCT ANY ARBITRATION IN A MANNER CONSISTENT WITH THE RULES AND THAT TO THE EXTENT THAT THE APPLICABLE JAMS' ARBITRATION RULES CONFLICT WITH THE RULES, THE RULES SHALL TAKE PRECEDENCE. OWNER AGREES THAT THE DECISION OF THE ARBITRATOR SHALL BE IN WRITING AND PROVIDE A CONCISE WRITTEN STATEMENT OF THE ESSENTIAL FINDINGS AND CONCLUSIONS ON WHICH THE AWARD IS BASED. THE ARBITRATION SHALL BE CONDUCTED IN ANY U.S. STATE WHERE THE REAL PROPERTY IS LOCATED.

d. Remedy. EXCEPT AS PROVIDED BY THE RULES AND THIS AGREEMENT, ARBITRATION SHALL BE THE SOLE, EXCLUSIVE AND FINAL REMEDY FOR ANY DISPUTE BETWEEN THE OWNER AND UNLOCK. REMEDIES THAT WOULD OTHERWISE BE AVAILABLE TO OWNER UNDER APPLICABLE FEDERAL, STATE OR LOCAL LAWS SHALL REMAIN AVAILABLE. THE ARBITRATOR WILL HAVE NO AUTHORITY TO AWARD PUNITIVE DAMAGES OR CONSEQUENTIAL DAMAGES. ACCORDINGLY, EXCEPT AS PROVIDED FOR BY THE RULES AND THIS AGREEMENT, NEITHER THE OWNER NOR UNLOCK WILL BE PERMITTED TO PURSUE COURT ACTION REGARDING CLAIMS THAT ARE SUBJECT TO ARBITRATION. NOTWITHSTANDING THE ANYTHING HEREIN TO THE CONTRARY, UNLOCK SHALL BE PERMITTED TO SEEK SUCH COURT ORDERS AS ARE NEEDED TO FORECLOSE THIS PERFORMANCE MORTGAGE INCLUDING BUT NOT LIMITED TO ORDERS SETTING A FORECLOSURE SALE, ENTERING ORDERS POST FORECLOSURE INCLUDING WRITS OF POSSESSION AND DEFICIENCY JUDGMENTS.

e. Availability of Injunctive Relief. BOTH PARTIES AGREE THAT ANY

PARTY MAY PETITION A COURT FOR INJUNCTIVE RELIEF AS PERMITTED BY THE RULES INCLUDING, BUT NOT LIMITED TO, IF UNLOCK ALLEGES OR CLAIMS A BREACH OF THE AGREEMENT WHERE THE VALUE OF THE PROPERTY OR THE UNLOCK SETTLEMENT PAYMENT IS AT A RISK OF MATERIAL LOSS. BOTH PARTIES UNDERSTAND THAT ANY SUCH BREACH OR THREATENED BREACH OF THE AGREEMENT WILL CAUSE IRREPARABLE INJURY AND THAT MONEY DAMAGES WILL NOT PROVIDE AN ADEQUATE REMEDY THEREFOR AND BOTH PARTIES HEREBY CONSENT TO THE ISSUANCE OF AN INJUNCTION. IN THE EVENT EITHER PARTY SEEKS INJUNCTIVE RELIEF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE COSTS AND ATTORNEYS' FEES.

f. Small Claims Court. NOTWITHSTANDING THE ARBITRATION AGREEMENT ABOVE, BOTH PARTIES AGREE THAT ANY PARTY MAY SEEK REMEDIES IN SMALL CLAIMS COURT FOR DISPUTES OR CLAIMS WITHIN THE SCOPE OF SUCH COURT'S JURISDICTION PROVIDED THE COURT'S REQUIREMENTS ARE SATISFIED.

g. Class Action Waiver. ARBITRATION MUST BE ON AN INDIVIDUAL BASIS. THIS MEANS NEITHER YOU NOR UNLOCK MAY JOIN OR CONSOLIDATE CLAIMS IN ARBITRATION BY OR AGAINST OTHER INDIVIDUALS OR LITIGATE IN COURT OR ARBITRATE ANY CLAIMS AS A REPRESENTATIVE OR MEMBER OF A CLASS.

h. Exchange Agreement. Notwithstanding clause (a) above, if any controversy, claim or dispute with Unlock under or in connection with the Exchange Agreement is subject to arbitration in Florida, is otherwise subject to the laws of Florida and/or if any provision of Section 20 (*Arbitration*) of the Exchange Agreement is not enforceable under the laws of Florida then Section 20 (*Arbitration*) of the Exchange Agreement will be deemed to be replaced by this Section 25.

26. Applicable Law. This Performance Mortgage will be governed by the law of the state in which the Property is located.

27. Provisions Subject to Applicable Law. All rights, powers and remedies provided in this Performance Mortgage may be exercised only to the extent that the exercise thereof does not violate any applicable provisions of law and are intended to be limited to the extent necessary so that they will not render this Performance Mortgage invalid, unenforceable or not entitled to be recorded, registered or filed under the provisions of any applicable laws.

28. State Specific Provisions.

a. Principles of Construction. In the event of any inconsistencies between the terms and conditions of this Section 28 and the other terms and conditions of this Performance Mortgage, the terms and conditions of this Section 28 shall control and be binding.

b. Attorneys' Fees. Whenever attorneys' fees are provided to be paid, the term shall include any and all attorneys' fees, attorney's accountant fees, paralegal and law clerk (and similar person's) fees, including but not limited to, fees at the pretrial, trial and appellate levels, and in collection

proceedings, incurred or paid by Unlock in protecting its interest in the collateral and enforcing its rights hereunder.

c. Mortgage and/or Intangible Tax. Owner agrees to pay all documentary stamp tax and intangible tax that is now due, or that may hereafter be determined to be due, on this Performance Mortgage or the Exchange Agreement. Owner hereby agrees to defend, indemnify, and hold Unlock harmless from and against any and all liability for documentary stamp taxes and intangible taxes (together with all interest, penalties, costs, and attorneys' fees incurred in connection therewith) that at any time may be levied, assessed, or imposed by the State of Florida or any other governmental entity or agency upon this Security Instrument, the Note or any of the other Transaction documents, or any amendment, extension, or renewal of any of the foregoing, or upon Unlock by virtue of owning or holding any of the foregoing instruments or documents, all of which shall be secured by the lien and security interest of the Transaction Documents (as from time to time amended). The provisions of this Section shall survive the repayment of the Secured Obligations and the satisfaction of this Security Instrument and the other Transaction Documents for so long as any claim may be asserted by the State of Florida or any such other governmental entity or agency.

d. WAIVER OF JURY TRIAL. The Owner hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Performance Mortgage or the Transaction Documents.

**[Signatures on Following Page]**

ALL PRIOR ORAL, ELECTRONIC AND WRITTEN COMMUNICATIONS AND AGREEMENTS FROM OR WITH UNLOCK, INCLUDING ALL CORRESPONDENCE, OFFER LETTERS, PRINTED MATERIALS, AND DISCLOSURES, ARE MERGED INTO AND SUPERSEDED AND REPLACED BY THIS PERFORMANCE MORTGAGE, THE EXCHANGE AGREEMENT AND TRANSACTION DOCUMENTS, AND THE OTHER WRITTEN AGREEMENTS MADE BY AND BETWEEN OWNER AND UNLOCK AS OF THE EFFECTIVE DATE.

IN WITNESS WHEREOF, each undersigned Owner has executed this Performance Mortgage as of the date set forth above.

**OWNER:**

A handwritten signature in black ink, appearing to read 'E. Baker', written over a horizontal line.

Name: Eboni Baker

**NON VESTED SPOUSE:**

A handwritten signature in black ink, appearing to read 'D. Gincy Baker', written over a horizontal line.

Name: Dominique Gincy Baker

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA :

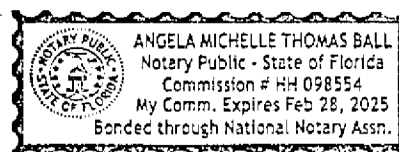
COUNTY OF Escambia :

ss. :

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21 day of March, 2022 by Eloni Baker, who is personally known to me or has produced a FL DL as identification.

Notary Public Angela Michelle Thomas Ball  
 Print Name: **Angela Michelle Thomas Ball**  
 My Commission Expires: 2/28/25

(NOTARY STAMP/SEAL)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA :

COUNTY OF Escambia :

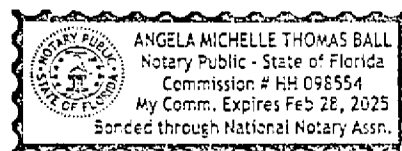
ss.

:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21 day of March, 2023 by Dominique Guiney Baker, who is personally known to me or has produced a FL DL as identification.

Notary Public Angela Michelle Thomas Ball  
 Print Name: **Angela Michelle Thomas Ball**  
 My Commission Expires: 2/28/25

(NOTARY STAMP/SEAL)





**SCHEDULE A**

**LEGAL DESCRIPTION**

All that certain land situate in Escambia County, Florida, viz:

Lot 23, Block C, Crescent Lake West, Unit 1, according to the map or plat thereof, as recorded in  
Plat Book 7, Page 38, of the Public Records of Escambia County, Florida.

**Parcel ID / APN: 44-1S-30-1600-023-003**

[End of legal description]

## SCHEDULE B

### Notice of certain matters agreed in relation to the Real Property in the Exchange Agreement

1. The initial term of the Exchange Agreement shall commence on the date of the Exchange Agreement and shall expire on **March 20, 2032 at 11:59:59PM EDT**.
2. Every person or entity who now or hereafter owns or acquires any right, title or interest in or to any portion of the Real Property is and shall be conclusively deemed to have consented and agreed to every restriction, provision, covenant, right and limitation contained in the Exchange Agreement and this Schedule to the Performance Mortgage ("**Schedule**"), whether or not such person or entity expressly assumes such obligations or whether or not any reference to the Exchange Agreement or this Schedule is contained in the instrument conveying such interest in the Real Property to such person or entity.
3. The Exchange Agreement covenants are deemed to be covenants running with the land, and include, without limitation, requirements that Owner:
  - (a) not transfer the Real Property without giving prior written notice to Unlock and comply with specific sale procedures set forth in the Exchange Agreement;
  - (b) maintain insurance on the Real Property against certain hazards and risks;
  - (c) not increase the amount of debt to third parties secured by liens on the Real Property as specified in the Exchange Agreement;
  - (d) pay all taxes and assessments accruing on the Real Property;
  - (e) occupy the Real Property in accordance with the Exchange Agreement and not use the Real Property for commercial or other non-residential purposes;
  - (f) keep the Real Property free of liens not approved by Unlock; and
  - (g) protect and maintain the Real Property and ensure that use of the Real Property complies with all applicable state, federal and local laws and regulations.
4. The purpose of this Schedule is to give notice of the existence of Unlock's rights under the Exchange Agreement. If there is an inconsistency between the terms of this Schedule and the Exchange Agreement, the provisions of the Exchange Agreement shall control.
5. This Schedule shall remain in full force and effect until released by a written termination or quitclaim deed executed and notarized by Unlock and recorded in the real property records for the county where the Real Property is located, or until extinguished by operation of law.
6. Capitalized terms used in this Schedule shall have the meaning specified in this Schedule (including the Performance Mortgage) or if not defined in this Schedule shall have the meaning specified in the Exchange Agreement.



## Electronically Certified Court Record

This is to certify that this is a true and correct copy of the original document, which may have redactions as required by law.

---

### DOCUMENT INFORMATION

<b>Agency Name:</b>	Escambia County Clerk of the Court and Comptroller
<b>Clerk of the Circuit Court:</b>	The Honorable Pam Childers
<b>Date Issued:</b>	1/3/2023 10:40:33 AM
<b>Unique Reference Number:</b>	CAA-CACABGBCBIFDBI-BCADD-BDFDIIBAH-FDCBDB-B
<b>Case Number:</b>	172021CF003908XXXAXX
<b>Case Docket:</b>	FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES
<b>Requesting Party Code:</b>	20201612185318
<b>Requesting Party Reference:</b>	alicia.pelezo@escambiaclerk.com

---

### CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Pam Childers, Escambia County Clerk of the Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Escambia Clerk of the Court. The document may have redactions as required by law.

### HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

\*\*The web address shown above contains an embedded link to the verification page for this particular document.



Filing # 163747453 E-Filed 12/28/2022 12:23:36 PM

## IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2021 CF 003908 A

**DOMINIQUE GINEY BAKER**  
**5685 MIFFLIN AVE**  
**PENSACOLA, FL 32526**

**DIVISION: C**  
**DATE OF BIRTH: 01/30/1992**

## FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **DECEMBER 6, 2022**, an order assessing fines, costs, and additional charges was entered against the Defendant, **DOMINIQUE GINEY BAKER**. Defendant has failed to make payment in full in accordance with this order. Therefore,

**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$100.00**, which shall bear interest at the rate prescribed by law, **4.75%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

## FOR WHICH LET EXECUTION ISSUE.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.



eSigned by CIRCUIT COURT JUDGE JENNIE KINSEY  
on 12/23/2022 13:18:52 Q5gJFSq5

---

**CIRCUIT JUDGE**

(CFCTMMFNLCHRG52 #24984)



IN THE COUNTY COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2011 MM 025508 A  
DIVISION: IV  
DATE OF BIRTH: 01/30/1981  
SOCIAL SECURITY NBR: 595-14-6593

DEFENDANT: MARY ALAINA WILLIS  
6940 COMMUNITY DRIVE  
PENSACOLA FL 32526

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On January 30, 2012, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

IT IS ADJUDGED that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$400.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

It is further ORDERED AND ADJUDGED that a lien is hereby created against all of the property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

DONE AND ORDERED in open court/chambers in Pensacola, Escambia County,  
Florida, this 11 day of July, 2012

*Thomas E. Johnson*  
COUNTY JUDGE

Copy to: DEFENDANT

Case: 2011 MM 025508 A



00041024855

Dkt: CERTLIEN Pg#:

CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE.  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

By: *Ernie Lee Magaha* C.C.

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL  
2012 JUL 12 P 3:19  
COUNTY CRIMINAL DIVISION  
FILED & RECORDED

MMFNLCHRG (11/2011)

IN THE CIRCUIT COURT IN AND  
FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2011 CF 003037 A

DIVISION: F

DATE OF BIRTH: 01/30/1981

SOCIAL SECURITY NBR: [REDACTED]

DEFENDANT: MARY ALAINA WILLIS  
11600 AMY AVENUE  
PENSACOLA FL 32534

**FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES**

On November 10, 2011, an order assessing fines, costs, and additional charges was entered against Defendant requiring payment of certain sums for fines, costs, and additional charges.

Defendant having failed to make full payment,

**IT IS ADJUDGED** that the Escambia County Clerk of Court, 190 Governmental Center, Pensacola, Florida 32502 recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of \$1,118.00, which includes outstanding public defender fees/liens the amounts of which shall bear interest at the rate prescribed by law (4.75%) until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this 18<sup>th</sup> day of September, 2012.

CIRCUIT JUDGE

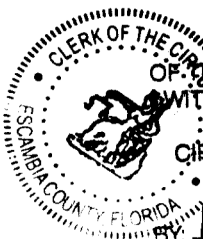
Copy to: DEFENDANT

Case: 2011 CF 003037 A



00015676404

Dkt: CERTLIEN Pg#:



CERTIFIED TO BE A TRUE COPY  
OF THE ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
ERNIE LEE MAGAHA, CLERK  
CIRCUIT COURT AND COUNTY COURT  
ESCAMBIA COUNTY, FLORIDA

BY: [Signature] D.C.

ERNIE LEE MAGAHA  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

2012 SEP 18 P 3:02

CFFNLCHRGs (3/2011)

IN THE COUNTY COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

CASE NO: 2014 CO 002456 A

MARY ALAINA WILLIS  
6073 SAINT CLOUD DR  
PENSACOLA, FL 32503

DIVISION: I  
DATE OF BIRTH: 01/30/1981

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **FEBRUARY 17, 2015**, an order assessing fines, costs, and additional charges was entered against the Defendant, **MARY ALAINA WILLIS** requiring payment of certain sums for fines, costs, and additional charges. Defendant having failed to make full payment,

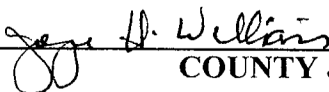
**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the sum of **\$75.00**, the amounts of which shall bear interest at the rate prescribed by law **4.75%** until satisfied.

It is further **ORDERED AND ADJUDGED** that a lien is hereby created against all of the property, both real and personal, of the defendant.

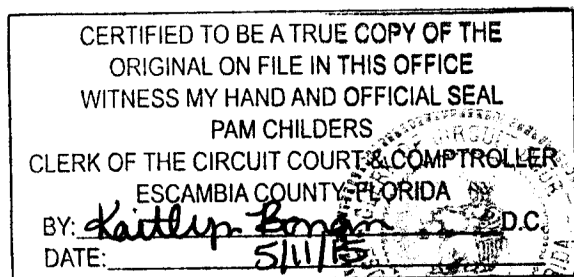
**FOR WHICH LET EXECUTION ISSUE.**

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida, this

7<sup>th</sup> day of may 2015.

  
COUNTY JUDGE

Copy to: DEFENDANT



FILED & RECORDED  
2015 MAY -8 P 2:32  
CLERK OF CIRCUIT COURT  
ESCAMBIA COUNTY, FL

(CFCTMMENLCHRG #24984)

Filing # 104654516 E-Filed 03/10/2020 03:55:11 PM

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA

VS

MARY ALAINA WILLIS

219 WILLIS ST  
PENSACOLA, FL 32534

CASE NO: 2017 CF 004798 B

CITATION NO: A8LW4QE  
A8LW4PE

DIVISION: C  
DATE OF BIRTH: 01/30/1981

FINAL JUDGMENT FOR FINES, COSTS, AND ADDITIONAL CHARGES

On **MARCH 5, 2020**, an order assessing fines, costs, and additional charges was entered against the Defendant, **MARY ALAINA WILLIS**. Defendant has failed to make payment in full in accordance with this order. Therefore,

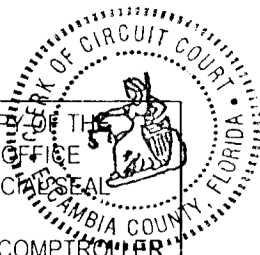
**IT IS ADJUDGED** that the Escambia County Clerk of the Circuit Court, **190 W GOVERNMENT ST, PENSACOLA, FLORIDA 32502** recover from Defendant those remaining unpaid fines, costs and additional charges in the amount of **\$1,018.00**, which shall bear interest at the rate prescribed by law, **6.83%**, until satisfied.

It is **FURTHER ORDERED AND ADJUDGED** that a lien is hereby created against all currently owned and after acquired property, both real and personal, of the defendant.

FOR WHICH LET EXECUTION ISSUE.

**DONE AND ORDERED** in open court/chambers in Pensacola, Escambia County, Florida.

CERTIFIED TO BE A TRUE COPY OF THE  
ORIGINAL ON FILE IN THIS OFFICE  
WITNESS MY HAND AND OFFICIAL SEAL  
PAM CHILDERS  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
- ESCAMBIA COUNTY, FLORIDA  
BY: *Pam Childers* D.C.  
DATE: 3/12/2020



*J. Kinsey*

eSigned By: CIRCUIT COURT JUDGE JENNIE KINSEY  
on 03/10/2020 14:29:52 uT7v7YX-

CIRCUIT JUDGE

(CFCTMMFNLCHRG2 #24984)