



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

1125-14

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	RODRIGUEZ ILEANA P TRUSTEE FOR RODRIGUEZ ILEANA P LIVING TRUST DATED 01/19/23 116 OXFORD RD SEBRING, FL 33876 1218 N 49TH AVE 07-0332-000 S 50 FT OF LTS 3 4 & 5 RAVENSWOOD GARDEN PB 1 P 21 OR 8493 P 1568 LESS OR 5738 P 1239 SYMANCK CA 187	Certificate #	2023 / 2986
		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)
# 2023/2986	06/01/2023	1,132.48	56.62	1,189.10
→ Part 2: Total*				1,189.10

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,189.10
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)	1,564.10

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: Escambia, Florida
Date April 24th, 2025
Signature, Tax Collector or Designee

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500447

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
07-0332-000	2023/2986	06-01-2023	S 50 FT OF LTS 3 4 & 5 RAVENSWOOD GARDEN PB 1 P 21 OR 8493 P 1568 LESS OR 5738 P 1239 SYMANCK CA 187

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file

KEYS FUNDING LLC - 2023

PO BOX 71540

PHILADELPHIA, PA 19176-1540

04-21-2025

Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)


◀ Nav. Mode ☒ Account ☐ Parcel ID ▶

[Printer Friendly Version](#)

General Information Parcel ID: 342S300200001004 Account: 070332000 Owners: RODRIGUEZ ILEANA P TRUSTEE FOR RODRIGUEZ ILEANA P LIVING TRUST DATED 01/19/23 Mail: 116 OXFORD RD SEBRING, FL 33876 Situs: 1218 N 49TH AVE 32506 Use Code: SINGLE FAMILY RESID 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Assessments <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>\$11,411</td> <td>\$70,365</td> <td>\$81,776</td> <td>\$79,017</td> </tr> <tr> <td>2023</td> <td>\$11,411</td> <td>\$66,608</td> <td>\$78,019</td> <td>\$71,834</td> </tr> <tr> <td>2022</td> <td>\$7,071</td> <td>\$58,233</td> <td>\$65,304</td> <td>\$65,304</td> </tr> </tbody> </table> <div>Disclaimer</div> <div>Tax Estimator</div> <div>Change of Address</div> <div>File for Exemption(s) Online</div> <div>Report Storm Damage</div>		Year	Land	Imprv	Total	Cap Val	2024	\$11,411	\$70,365	\$81,776	\$79,017	2023	\$11,411	\$66,608	\$78,019	\$71,834	2022	\$7,071	\$58,233	\$65,304	\$65,304																																				
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Parcel Information		Launch Interactive Map																																																									

Section
Map Id:
CA187

Approx.
Acreage:
0.1729

Zoned: 
HDMU

Evacuation
& Flood
Information
[Open
Report](#)

1+

49.54

154.67



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

Buildings

Address:1218 N 49TH AVE, Improvement Type: SINGLE FAMILY, Year Built: 1958, Effective Year: 1958, PA Building ID#: 82020

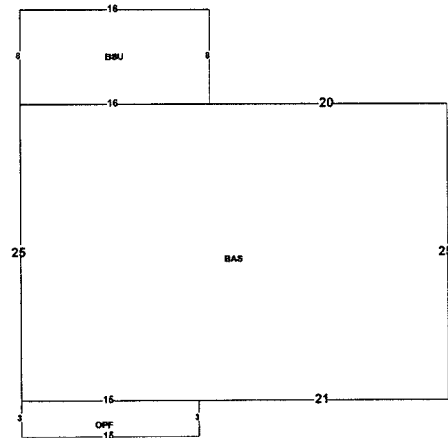
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-WOOD SHAKE/SHINGLE
FLOOR COVER-ASPHALT TILE
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME



Areas - 1073 Total SF

BASE AREA - 900
BASE SEMI UNF - 128
OPEN PORCH FIN - 45



Images



5/18/2023 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/14/2025 (tc 5292)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 02986**, 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:

S 50 FT OF LTS 3 4 & 5 RAVENSWOOD GARDEN PB 1 P 21 OR 8493 P 1568 LESS OR 5738 P 1239 SYMANCK CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070332000 (1125-14)

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

ILEANA P RODRIGUEZ TRUSTEE FOR ILEANA P RODRIGUEZ LIVING TRUST

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of November, which is the **5th day of November 2025**.

Dated this 16th day of May 2025.

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



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 07-0332-000 CERTIFICATE #: 2023-2986

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: August 8, 2005 to and including August 8, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: August 11, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 11, 2025

Tax Account #: **07-0332-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ILEANA RODRIGUEZ AS TRUSTEE OF THE ILEANA P RODRIGUEZ LIVING TRUST DATED 1/19/2023**

By Virtue of Quitclaim Deed recorded 1/31/2023 in OR 8923/640 together with Warranty Deed recorded 3/26/2021 in OR 8493/1568. ABTRACTOR'S NOTE: LEGAL ON DEED DOES NOT MATCH LEGAL ON TAX ROLL.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

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

Tax Account #: 07-0332-000

Assessed Value: \$79,017.00

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: NOV 5, 2025

TAX ACCOUNT #: 07-0332-000

CERTIFICATE #: 2023-2986

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2024</u> tax year.

ILEANA P RODRIGUEZ
ILEANA P RODRIGUEZ LIVING TRUST
116 OXFORD RD
SEBRING, FL 33876

ILEANA P RODRIGUEZ
ILEANA P RODRIGUEZ LIVING TRUST
1218 N 49TH AVE
PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 11th day of August 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

August 11, 2025

Tax Account #:07-0332-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S 50 FT OF LTS 3 4 & 5 RAVENSWOOD GARDEN PB 1 P 21 OR 8493 P 1568 OR 8923 P 640 LESS
OR 5738 P 1239 SYMANCK CA 187**

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0332-000(1125-14)

Recorded in Public Records 3/26/2021 2:07 PM OR Book 8493 Page 1568,
Instrument #2021032664, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$927.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Janna Berry
Surety Land Title of Florida, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number: 342S300200001004

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 22nd day of March, 2021 by Faye B. Baker, Individually and as Trustee of the Faye B. Baker Revocable Living Trust, whose post office address is 151 Vasser Drive, Pensacola, FL 32506 herein called the grantor, to Ileana Rodriguez, whose post office address is 1218 N. 49th Avenue, Pensacola, FL 32506, hereinafter called the Grantee: *Richard Rodriquez, wife and husband (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

A portion of Lots 4 and 5, Ravenswood Gardens, as recorded in Plat Book 1, Page 21 of the Public Records of Escambia County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 5 of said subdivision; thence proceed North 82 degrees 59 minutes 13 seconds East along the North line of the aforesaid Lots 4 and 5, also being the South right of way line of Lillian Highway, for a distance of 152.04 feet; thence departing said line proceed South 11 degrees 11 minutes 08 seconds East for a distance of 101.28 feet; thence proceed North 87 degrees 21 minutes 30 seconds West for a distance of 16.74 feet to the corner of an existing 6 foot wood fence thence proceed South 05 degrees 51 minutes 53 seconds East along said wood fence for a distance of 49.50 feet to the South line of the aforesaid Lots 4 and 5; thence departing said fence proceed South 83 degrees 03 minutes 48 seconds West along said South line for a distance of 154.67 feet to an intersection with the East right of way of 49th Avenue, thence proceed North 02 degrees 02 minutes 58 seconds West along said right of way line for a distance of 149.54 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2021 and thereafter.

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, and hereby 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, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

Faye B. Baker
Faye B. Baker, Individually and as Trustee of
the Faye B. Baker Revocable Living Trust

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 22nd day of March, 2021 by Faye B. Baker, Trustee who is personally known to me or has produced Driver license as identification.

SEAL

Notary Public

Printed Notary Name

My Commission

Folio No.: 2105231C

Jeffrey Phelps
Notary Public
State of Florida
Commission No. GG 231718
Commission Expires: August 23, 2023

Recorded in Public Records 1/31/2023 8:14 AM OR Book 8923 Page 640,
Instrument #2023007389, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$0.70

Prepared by

Clifford R. Rhoades Esq.
2141 Lakeview Drive
Sebring, FL 33870

DEED

THIS INDENTURE, made this 19th day of January, 2023 between **ILEANA RODRIGUEZ and RICHARD RODRIQUEZ, wife and husband**, having an address 116 Oxford Road, Sebring, FL 33876, conveying non-homestead property, grantor, and **ILEANA P. RODRIGUEZ, as Trustee of the ILEANA P. RODRIGUEZ LIVING TRUST dated January 19, 2023**, having an address at 116 Oxford Road, Sebring, FL 33876, grantees:

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and release unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever,

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in ESCAMBIA COUNTY, being more particularly described as:

A portion of Lots 4 and 5, Ravenswood Gardens, as recorded in Plat Book 1, Page 21 of the Public Records of Escambia County, Florida, being more particularly described as follows:

Begin at the Northwest corner of Lot 5 of said subdivision; thence proceed North 82 degrees 59 minutes 13 seconds East along the North line of the aforesaid Lots 4 and 5, also being the South right of way line of Lillian Highway, for a distance of 152.04 feet; thence departing said line proceed South 11 degrees 11 minutes 08 seconds East for a distance of 101.28 feet; thence proceed North 87 degrees 21 minutes 30 seconds West for a distance of 16.74 feet to the corner of an existing 6 foot wood fence thence proceed South 05 degrees 51 minutes 53 seconds East along said wood fence for a distance of 49.50 feet to the South line of the aforesaid Lots 4 and 5; thence departing said fence proceed South 83 degrees 03 minutes 48 seconds West along said South line for a distance of 154.67 feet to an intersection with the East right of way of 49th Avenue, thence proceed North 02 degrees 02 minutes 58 seconds West along said right of way line for a distance of 149.54 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record and taxes for the year 2022 and thereafter.

Parcel Identification Numbers: 342S300200001004

342S300200002003

BK: 8923 PG: 641 Last Page

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,


BUT RETAINING to Grantor the right to use, possess, occupy and reside upon the premises during the lives of Grantor, so that the beneficial interest and possessory rights so retained shall constitute in all respects "equitable title to real estate" within the meaning of Section 6, Article VII of the Constitution of the State of Florida.

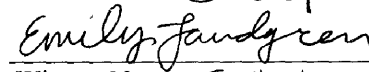
TO HAVE AND TO HOLD the premises herein granted unto Grantee and the heirs, personal representatives, executors, administrators, successors and assigns of Grantee forever.

Grantee as Trustee and all successor Trustees hereby are granted the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of said premises, it being the intention of Grantor to vest in Grantee as Trustee full rights of ownership as authorized and contemplated by Section 689.071, Florida Statutes. By executing or joining this deed, I intend to waive homestead rights that would otherwise prevent our spouse from devising the homestead property described in this deed to someone other than the surviving spouse.

IN WITNESS WHEREOF, Grantor has duly executed this Deed on the date first above written.

Signed, sealed and delivered in our presence:


Witness Name: Suzu Allan

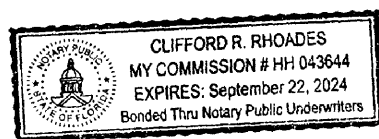

Witness Name: Emily Landgren

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 19th day of January, 2023, by **ILEANA P. RODRIGUEZ and RICHARD RODRIGUEZ**, who () are personally known to me or () who produced driver's licenses as identification and did not take an oath.

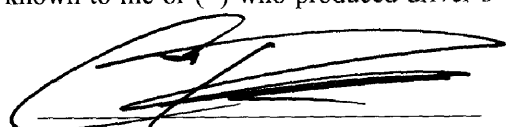
Notary

Seal/Stamp:




ILEANA P. RODRIGUEZ


RICHARD RODRIGUEZ


Print Name:

NOTARY PUBLIC

My commission expires: