

## **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

l Appl	ication infor	nation					1123-19
KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540						ation date	Apr 21, 2025
RODRIGUEZ ILEANA P TRUSTEE FOR RODRIGUEZ ILEANA P LIVING TRUST DATED 01/19/23						cate#	2023 / 2986
SEBI 1218 07-03 S 50 1 P 2	RING, FL 338 B N 49TH AVE 332-000 FT OF LTS 3 4 21 OR 8493 P 1	& 5 RAV			Date (	certificate issued	06/01/2023
tes Ov		· · · · · · · · · · · · · · · · · · ·			Applic	· · · · · · · · · · · · · · · · · · ·	Column 5: Total
Column 1 Column 2 rtificate Number Date of Certificate Sale			Face Amount of Certificate		Column 4 Interest		(Column 3 + Column 4)
	06/01/20	)23	1,132.48		56.62		1,189.10
→Part 2: Tota						→Part 2: Total*	1,189.10
rtifica	ites Redeeme	ed by Ap	plicant (C	ther than Co	unty)		
Column 2 Column 2 Date of Other Face Amour			mount of	ount of Tax Collector's F		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
		1	<u> </u>			Part 3: Total*	0.00
					<u>. 1944</u>		1 100 10
tificate	s in applicant's	possessio	n and othe				1,189.10
ces pai	d by the applica	int				2442	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		
	<del></del>						1,564.10
					y inforn	nation report fee, ar	nd tax collector's fees
nature T	ax Collector or Desi	anee			D		
	ROD ILEA LIVII 116 SEB 1218 07-0 S 50 1 P 2 SYM  tes Over tificate ces paid be mation lication ed by the contract of that the ces paid to the	KEYS FUNDING LL PO BOX 71540 PHILADELPHIA, PA RODRIGUEZ ILEAN ILEANA P LIVING TRUST DAT 116 OXFORD RD SEBRING, FL 338 1218 N 49TH AVE 07-0332-000 S 50 FT OF LTS 3 4 1 P 21 OR 8493 P 1 SYMANCK CA 187  Res Owned by Appl Column Date of Certific 06/01/20  Intificates Redeeme Column 2 Date of Other Certificate Sale  Column 2 Date of Other Certificate Sale  Res paid by the applicant mation report fee lication fee ed by tax collector und information is true and indicate the property information is true and infor	PO BOX 71540 PHILADELPHIA, PA 19176- RODRIGUEZ ILEANA P TRUI ILEANA P LIVING TRUST DATED 01/19 116 OXFORD RD SEBRING, FL 33876 1218 N 49TH AVE 07-0332-000 S 50 FT OF LTS 3 4 & 5 RAVI 1 P 21 OR 8493 P 1568 LESS SYMANCK CA 187  Tes Owned by Applicant an Column 2 Date of Certificate Sale 06/01/2023  Prifficates Redeemed by Ap Column 2 Date of Other Certificate Sale Other Certificate Sale Other Certificates in applicant's possession Res paid by the applicant mation report fee lication fee ed by tax collector under s.197.5	REYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540 RODRIGUEZ ILEANA P TRUSTEE FOR 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 1 P 21 OR 8493 P 1568 LESS OR 5738 SYMANCK CA 187  Tes Owned by Applicant and Filed w Column 2 Date of Certificate Sale O6/01/2023  Prificates Redeemed by Applicant (Column 2 Date of Other Certificate Column 2 Date of Other Certificate Certificate Sale Other Certificate  Tace Amount of Other Certificate  ector Certified Amounts (Lines 1-7) tificates in applicant paid by the applicant mation report fee lication fee ed by tax collector under s.197.542, F.S. (so	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540  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  Res Owned by Applicant and Filed with Tax Deed Column 2 Date of Certificate Sale O6/01/2023  Tificates Redeemed by Applicant (Other than Column 3 Face Amount of Certificate O6/01/2023  Tother Certificate Column 3 Face Amount of Column 4 Tax Collector's  Column 4 Tax Collector's  Ces paid by the applicant Traces paid by the applicant paid the traces paid by the applicant paid the traces paid the tra	KEYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540  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  Tes Owned by Applicant and Filed with Tax Deed Applicate O6/01/2023  Trifficates Redeemed by Applicant (Other than County)  Column 2 Date of Other Certificate Sale Search and other certificates redeemed Seas paid by the applicant spaid by the ap	REYS FUNDING LLC - 2023 PO BOX 71540 PHILADELPHIA, PA 19176-1540  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  RES Owned by Applicant and Filed with Tax Deed Application  Column 2 Date of Certificate Sale 06/01/2023 1,132.48  Column 3 Face Amount of Certificate 06/01/2023 1,132.48  Trifficates Redeemed by Applicant (Other than County)  Column 2 Date of Other Column 3 Face Amount of Certificate  Trifficates Redeemed by Applicant (Other than County)  Column 2 Date of Other Certificate  Part 2: Total*  Part 3: Total*

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

Par	rt 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 11/05/2025 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

Application Number: 2500447

io: iax	Collector of ESCAIN	BIA COUNTY, F	-iorida	
PO BOX PHILADE	ELPHIA, PA 19176-1540,		ame to the Tax (	Collector and make tax deed application thereor
Acco	unt Number	Certificate No.	Date	Legal Description
	332-000	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
	pay any current taxes, if redeem all outstanding pay all delinquent and of pay all Tax Collector's for Sheriff's costs, if applicated is the tax sale certificate.	tax certificates plus intendentited taxes, plus intendention property informationable.	rest covering the	
Electro KEYS PO BO	are in my possession.  Donic signature on file FUNDING LLC - 2023  DX 71540  DELPHIA, PA 19176-1			<u>04-21-2025</u> Application Date
	Applicant's	signature		



# Gary "Bubba" Peters Escambia County Property Appraiser

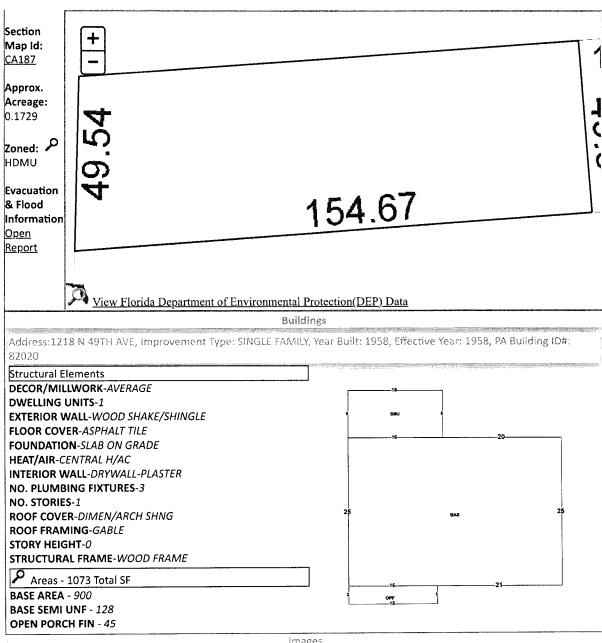
**Real Estate Search** 

**Tangible Property Search** 

Sale List

<u>Back</u>

General Information							Assessments				
Parcel ID:	342\$300200001004							Land	Imprv	Total	Cap Val
Account:	070332000						2024	\$11,411	\$70,365	\$81,776	\$79,017
			EANA P TR	USTE	E FOR RODRIG	SUEZ	2023	\$11,411	\$66,608	\$78,019	\$71,834
	ILEANA P LIVING TRUST DATED 01/19/23						2022	\$7,071	\$58,233	\$65,304	\$65,304
	116 OXFORD RD						,				
	SEBRING, FL 33876								Disclaim	er	
Situs:	1218 N 49TH AVE 32506								Tax Estima	ator	
Use Code:	SINGLE FAMILY RESID 🔑										
Taxing Authority:	COUNTY MSTU					Change of Address					
Tax	Open Ta	ax Inqu	iry Windo	<u>w</u>			p.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Exemptio		
Inquiry:							11		CA		
Inquiry: Tax Inquiry I Escambia Co		,		sford		- A Control of the Co		Rep	ort Storm	<u>Damage</u>	
Tax Inquiry I Escambia Co	ounty Ta	x Colle		sford		AV THE INSTITUTE OF THE PARTY O	contrate handless		ort Storm		
<b>inquiry:</b> Tax Inquiry l	ounty Ta	x Colle	ctor		Multi Parcel	Records	2024 C None				
Tax Inquiry I Escambia Co Sales Data	Type Lis	x Colle st: <b>P</b> Page	ctor	Type	Multi Parcel Y	Records	contrate handless				
Tax Inquiry I Escambia Co Sales Data Sale Date	Type Lis Book 8 8923	x Colle st: <b>P</b> Page 640	Value \$100	Type QC			None Legal (	Certified Roll	Exemption	5	
Tax Inquiry I Escambia Co Sales Data Sale Date 01/19/2023	Type Lis Book 3 8923 L 8493	Page 640	Value \$100	Type QC WD	Υ	Co Co	None Legal ( S 50 F1	Description	Exemptions	wood gari	
Tax Inquiry I Escambia Co Sales Data Sale Date 01/19/2023 03/22/2021	Type Lis Book 3 8923 L 8493	x Collective Page 640 1568 468	Value \$100 \$132,500	Type QC WD WD	Y Y	[] [] []	Legal C S 50 FT 21 OR	Description OF LTS 3 4 8493 P 1568	& 5 RAVENS	wood gari	
Tax Inquiry I Escambia Co Sales Data Sale Date 01/19/2023 03/22/2021	Type Lis Book 3 8923 L 8493 5 7573	Page 640 1568 468 1915	Value \$100 \$132,500 \$100	Type QC WD WD	Y Y Y		Legal C S 50 FT 21 OR	Description	& 5 RAVENS	wood gari	
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Tax Inquiry I Escambia Co Sales Data Sale Date 01/19/2023 03/22/2021 07/29/2016 11/2005	Type Lis Book 8 8923 1 8493 5 7573 5859 5826 5780 4166	x Colle St: P Page 640 1568 468 1915 1612 588 1601	Value \$100 \$132,500 \$100 \$100 \$100 \$200,000 \$3,900	Type QC WD WD WD WD	Y Y Y Y Y N		Legal E S 50 FT 21 OR 1239 S	Description OF LTS 3 4 8493 P 1568 YMANCK	& 5 RAVENS	wood gari	





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.

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025035967 5/16/2025 9:22 AM
OFF REC BK: 9318 PG: 1267 Doc Type: TDN

### 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 PRODRIGUEZ TRUSTEE FOR ILEANA PRODRIGUEZ 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.

COMPTA OF THE STATE OF THE STAT

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 REP	ORT IS ISSUED TO:			
SCOTT LUNSFORD, E	ESCAMBIA COUNTY TA	X COLLECTOR		
TAX ACCOUNT #:	07-0332-000	_ CERTIFICATE #: _	2023-29	986
REPORT IS LIMITED	TITLE INSURANCE. TH TO THE PERSON(S) EXP ORT AS THE RECIPIENT(	RESSLY IDENTIFIED I	BY NAME IN TH	E PROPERTY
listing of the owner(s) o tax information and a list	pared in accordance with the frecord of the land described and copies of all open in the Official Record Bookge 2 herein.	ed herein together with cu or unsatisfied leases, mor	rrent and delinque tgages, judgments	ent ad valorem and
and mineral or any subs	to: Current year taxes; taxe urface rights of any kind or s, boundary line disputes.			
	sure or guarantee the validit nce policy, an opinion of tit			
Use of the term "Report	" herein refers to the Prope	rty Information Report an	d the documents a	ttached hereto.
Period Searched: A	ugust 8, 2005 to and inclu	ding August 8, 2025	_ Abstractor:	Andrew Hunt
BY				
Malphel				

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 PRODRIGUEZ 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. ABSTRACTOR'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
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TAX DEED SALE DATE:	NOV 5, 2025				
TAX ACCOUNT #:	07-0332-000				
CERTIFICATE #:	2023-2986				
those persons, firms, and/or agencies having lega	utes, the following is a list of names and addresses of l interest in or claim against the above-described te is being submitted as proper notification of tax deed				
YES NO  ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gove ☐ Homestead for 2024 tax year.					
ILEANA P RODRIGUEZ ILEANA P RODRIGUEZ LIVING TRUST	ILEANA P RODRIGUEZ ILEANA P RODRIGUEZ LIVING TRUST				

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

Malphel

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)

WITNESSETH: 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 Warne
Witness #2 Signature
Witness #2 Signature

Witness #2 Printed Name

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

My Commission

File No.: 2105231C

State of Florida Commission No.GS 231718 Commission Expires: August 23, 2023 Notary Public
Printed Notary Name

B. Baker, Individually and as Trustee of

the Faye B. Baker Revocable Living Trust

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 49<sup>th</sup> 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

1

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.

Witness Name: SMZU AND HEANA P. RODRIGUEZ

Emily family Landgren

Witness Name: Emily Landgren

STATE OF FLOVIDA

COUNTY OF HIONLANDS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this tay 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:

CLIFFORD R. RHOADES
MY COMMISSION # HH 043644
EXPIRES: September 22, 2024
Bonded Thru Notary Public Underwriters

Print Name: NOTARY PUBLIC

My commission expires:

