

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

0126.42

Part 1: Tax Deed	Application Infor	mation					T		
Applicant Name Applicant Address	Apr 21, 2025								
Property description PHILADELPHIA, PA 19176-1540 Property description C/O LAKEVIEW LAND TRUST 9 AUDUSSON AVE PHILADELPHIA, PA 19176-1540 Certificate # 2023 / 7246									
	PENSACOLA, FL 1711 E LAKEVIEW 14-1954-000 E1/2 OF LT 3 AND BLK 233 LESS N 1 LT 7 (Full legal atta	32507 AVE ALL LTS 4 00 FT OF I			Date o	ertificate issued	06/01/2023		
Part 2: Certificat	es Owned by App		<u> </u>		Applica				
Column 1 Certificate Number	Colum er Date of Certif			olumn 3 unt of Certificate		Column 4 Interest	Column 5: Total (Column 3 + Column 4)		
# 2023/7246	06/01/2	023		10,222.98		511.15			
	I		J		I	→Part 2: Total*	10,734.13		
Part 3: Other Ce	rtificates Redeem	ed by Ap	plicant (O	ther than Co	unty)				
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 2 Column 2 Column 2 Face Air		Column 4 Tax Collector's		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
# 2024/7347	06/01/2024		11,245.92		6.25	824.70	12,076.87		
		I	L		_	Part 3: Total*	12,076.87		
Part 4: Tax Coll	ector Certified An	nounts (L	ines 1-7)						
1. Cost of all cert	tificates in applicant's	possessio	n and other			by applicant Parts 2 + 3 above	22,811.00)		
2. Delinquent tax	ces paid by the applic	ant					0.00		
3. Current taxes	paid by the applicant						10,958.09		
4. Property inform	mation report fee						200.00		
5. Tax deed appl	lication fee						175.00		
6. Interest accrue	ed by tax collector un	der s.197.	542, F.S. (s	ee Tax Collecto	or Instruc	ctions, page 2)	0.00		
7.					Tota	I Paid (Lines 1-6)	34,144.09		
I certify the above i	nformation is true and that the property in				y inform	ation report fee, a	nd tax collector's fees		
		· · · · · · · · · · · · · · · · · · ·				Escambia, Florid	da		
Sign here:	ature Tax-collector or Des	signee			Da	te <u>April 24th,</u>	2025		
	7-7	to the Clerk of	Court by 10 d	ays after the date s	igned. Se	e Instructions on Pa	ge 2		

		[개발](기발) 전문 사회((인원) 전원 (인원) (시원) (인원)
Par	Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.	8. Processing tax deed fee	
9.	9. Certified or registered mail charge	
10.	10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	11. Recording fee for certificate of notice	
12.	12. Sheriff's fees	
13.		
14.	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.	16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
<u> </u>		
Sign	Sign here: Date of sale 01/07/20	26

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.

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500468

To: Tax Collector of ES	CAMBIA COUNTY	_, Florida	
, KEYS FUNDING LLC - 5023 PO BOX 71540 PHILADELPHIA, PA 19176- nold the listed tax certificate	1540, and hereby surrender the	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
14-1954-000	2023/7246	06-01-2023	E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38
 pay all delinquent pay all Tax Collection Sheriff's costs, if a 	nding tax certificates plus and omitted taxes, plus in tor's fees, property informat applicable. tificate on which this appli	nterest covering that ation report costs, (
Electronic signature on fil KEYS FUNDING LLC - 56 PO BOX 71540 PHILADELPHIA, PA 19	023 176-1540		<u>04-21-2025</u> Application Date
Appli	cant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Assessments

Year

Sale List

Total

<u>Back</u>

Nav. Mode Account OParcel ID

Printer Friendly Version

Cap Val

General Infor	mation
Parcel ID:	0005009025003233
Account:	141954000
Owners:	BAKER BENNIE R
Mail:	C/O LAKEVIEW LAND TRUST
	9 AUDUSSON AVE
	PENSACOLA, FL 32507
Situs:	1711 E LAKEVIEW AVE 32503
Use Code:	MULTI-FAMILY <=9 🔑
Units:	2
Taxing	PENSACOLA CITY LIMITS

PENSACOLA CITY LIMITS

Open Tax Inquiry Window

Tax Inquiry link courtesy of Scott Lunsford

Escambia County Tax Collector

2024	\$270,882	\$357,481	\$628,363	\$628,363
2023	\$270,882	\$338,391	\$609,273	\$590,128
2022	\$225,735	\$310,745	\$536,480	\$536,480
		Disclaime	er	
		Tax Estima	tor	
	С	hange of Ac	ldress	
	File fo	r Exemptio	n(s) Online	
	Rep	oort Storm (<u>Damage</u>	

Imprv

Sales Data	Туре	List:	•			
Sale Date	Book	Page	Value	Туре	Multi Parcel	Records
06/16/2021	8555	258	\$100	WD	N	C _o
06/15/2021	8553	545	\$100	WD	N	D)
06/15/2021	8553	542	\$100	WD	N	D)
08/19/2019	8154	719	\$360,000	WD	N	C _o
07/23/2019	8137	172	\$299,900	СТ	N	₽,
06/09/2016	7537	1632	\$100	ОТ	N	C _o
09/2004	5509	1885	\$100	WD	N	C _o
Official Reco						mptroller

2024 Certified Roll Exemptions None

Legal Description E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW... P

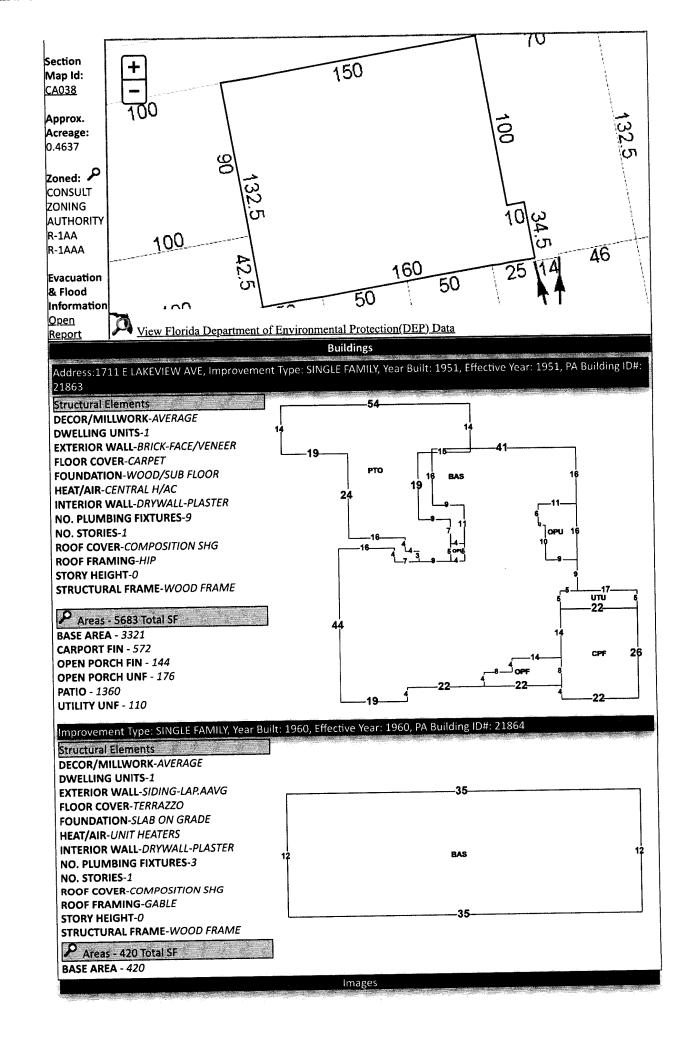
Extra Features UTILITY BLDG

Parcel Information

Authority:

Tax Inquiry:

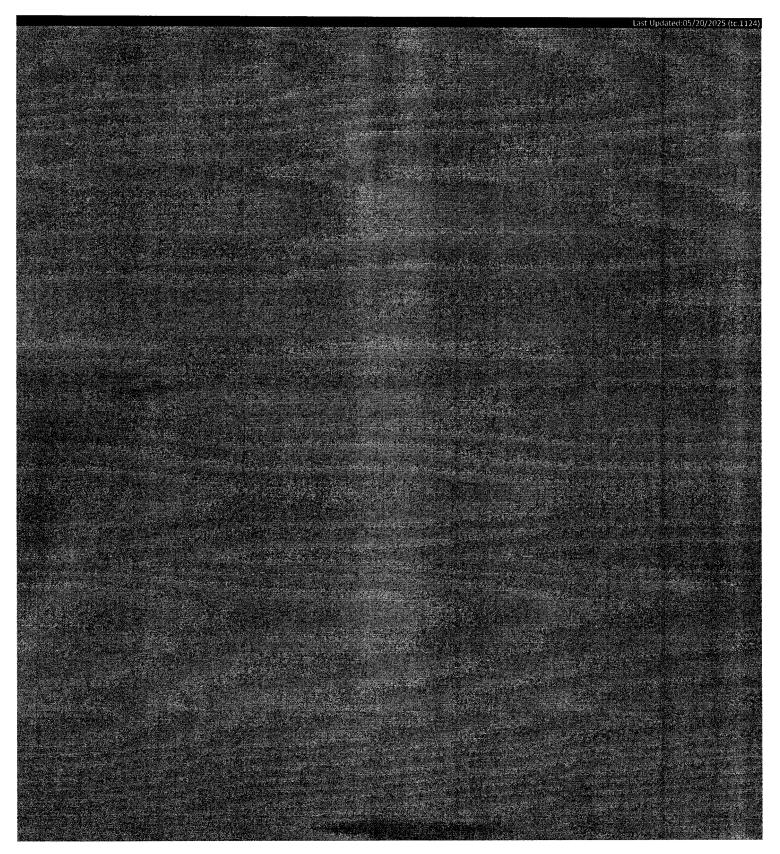
Launch Interactive Map





10/24/2024 12:00:00 AM

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



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025037240 5/20/2025 4:03 PM
OFF REC BK: 9320 PG: 861 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 07246, 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:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 141954000 (0126-42)

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

BENNIE R BAKER

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 January, which is the 7th day of January 2026.

Dated this 20th 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.

COUNT

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed Sales - Redeemed From Sale
Account: 141954000 Certificate Number: 007246 of 2023

Date Of Redemption	7/18/2025	
Clerk's Check	Clerk's Total \$817.20	
Postage	\$0.00 Tax Deed Court Registry \$783.20	
Payor Name	BENNIE BAKER 230 ST EUSEBIA ST PENSACOLA FL 32503	\$
Notes		^
	Submit Reset Print Preview Print Receipt Commit Redemption	

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED R	EPORT IS ISSUED TO:			
SCOTT LUNSFORD), ESCAMBIA COUNTY TAX	COLLECTOR		
TAX ACCOUNT #:	14-1954-000	CERTIFICATE #:	2023-724	6
REPORT IS LIMITE	OT TITLE INSURANCE. THE D TO THE PERSON(S) EXPR PORT AS THE RECIPIENT(S	ESSLY IDENTIFIED	BY NAME IN THE	PROPERTY
listing of the owner(s tax information and a	prepared in accordance with the of record of the land described listing and copies of all open oped in the Official Record Books page 2 herein.	I herein together with c r unsatisfied leases, mo	current and delinquent prtgages, judgments a	nt ad valorem and
and mineral or any su	ect to: Current year taxes; taxes absurface rights of any kind or raps, boundary line disputes.			
	insure or guarantee the validity trance policy, an opinion of title			
Use of the term "Rep	ort" herein refers to the Propert	y Information Report a	nd the documents att	ached hereto.
Period Searched: O	October 16, 2025 to and includ	ing October 16, 2025	Abstractor:	Andrew Hunt
BY				
Malphel				

As President Dated: October 17, 2025

Michael A. Campbell,

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 14-1954-000

1. The Grantee(s) of the last deed(s) of record is/are: PAUL WOODS AS TRUSTEE OF THE LAKEVIEW LAND TRUST DATED 6/13/2021

By Virtue of Warranty Deed recorded 6/17/2021 in OR 8555/258

ABSTRACTOR'S NOTE: THERE ARE THREE DEEDS TO THREE DIFFERENT TRUSTS ALL OF WHICH NAME PAUL WOODS AS TRUSTEE. THE OTHER TWO DEEDS ARE RECORDED 6/15/2021 IN OR 8553/542 AND 6/15/2021 IN OR 8553/545. THEY ARE NOT LABELED CORRECTIVE DEEDS SO WE HAVE NOTIFIED ALL THREE TRUST.

- 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) NONE are delinquent.

Tax Account #: 14-1954-000 Assessed Value: \$628,363.00

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 TI																											
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		 112			 $\boldsymbol{\nu}$	н	-	N.			/\	10/	1		ч	V	- 14	- 4						/	 н	 1	

TAX DEE	D SALE DATE:	JAN 7, 2026
ТАХ АСС	OUNT #:	14-1954-000
CERTIFIC	CATE #:	2023-7246
those perso	ons, firms, and/or agencies having legal i	es, the following is a list of names and addresses of nterest in or claim against the above-described is being submitted as proper notification of tax deed
YES NO	Notify City of Pensacola, P.O. Box 12 Notify Escambia County, 190 Govern	e e e e e e e e e e e e e e e e e e e
BENNIE E		BENNIE BAKER
PAUL WC	OODS AS TRUSTEE	PAUL WOODS AS TRUSTEE
LAKEVIE	W LAND TRUST DATED 6/13/21	LAKEVIEW LAND TRUST DATED 6/13/21
HIGLAND	LAND TRUST DATED 6/13/21	HIGHLAND LAND TRUST DATED 6/13/21
JACKSON	LAND TRUST DATED 6/13/21	JACKSON LAND TRUST DATED 6/13/21
9 AUDUSS	SON AVE	1711 E LAKEVIEW AVE
PENSACC	NIA FL 32507	DENSACOLA EL 32503

Certified and delivered to Escambia County Tax Collector, this 17th day of October 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

October 17, 2025 Tax Account #:14-1954-000

LEGAL DESCRIPTION EXHIBIT "A"

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 14-1954-000(0126-42)

Recorded in Public Records 6/15/2021 4:53 PM OR Book 8553 Page 542, Instrument #2021066078, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to Bennie Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 000S009025003233

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, <u>BENNIE BAKER</u>, a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as HIGHLAND Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38 of the Public Record of Escambia County, FL with parcel ID # 0005009025003233 hereinafter called the "property", a/k/a 229 E. HIGHLAND DRIVE. 32503

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to self the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate. to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE Page 1 of 3

BK: 8553 PG: 543

This instrument prepared by and returned to Bennie Balter P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 000S009025003233

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filling for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of HIGHLAND Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the Power

DEED TO TRUSTEE Page 2 of 3

BK: 8553 PG: 544 Last Page

This instrument prepared by and returned to Bennie Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 311S301901017001

of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any

trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.
SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES:
Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction.
IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 15 day of
Signed, seal and delivered in our presence:
WITNESSES:
Witness as to Grantor
Signature Signature By Bennie Baker "Grantor"
Printed name:
Signature Donnelle Al-Soigh Printed name:
STATE OF FLORIDA COUNTY OF ESCAMBIA
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared BENNIE BAKER, as Grantor, who
personally known to me OR [] has produced as identification, and who
executed the foregoing instrument and she acknowledged before me that she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 15 day of 100 day of
Ob Suli
My Commission Expires: DAMELLE AL-SAIGH MY COMMISSION #HH074981 Notary Public, State of Florida at Large

DEED TO TRUSTEE

Page 3 of 3

EXPIRES: DEC 27, 2024 Bonded through 1st State Insurance Recorded in Public Records 6/15/2021 4:53 PM OR Book 8553 Page 545, Instrument #2021066079, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to BENNI Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 0005009010043016

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, **BENNI BAKER.** a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as JACKSON Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38 of the Public Record of Escambia County, FL with parcel ID # 0005009010043016 hereinafter called the "property', a/k/a 421 W. JACKSON STREET, PENSACOLA, FL 32501

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE Page 1 of 3

BK: 8553 PG: 546

This instrument prepared by and returned to BENM Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 0005009010043016

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the JACKSON Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the Power

DEED TO TRUSTEE

Page 2 of 3

BK: 8553 PG: 547 Last Page

This instrument prepared by and returned to Benni Baker P.O. Box 6259, Pensacola, Fl. 32503

Percel IDE 3315308300016107

DEED TO TRUSTEE

Page 3 of 3

Recorded in Public Records 6/17/2021 3:10 PM OR Book 8555 Page 258, Instrument #2021067085, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$27.00 Deed Stamps \$0.70

> This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 000S009025003233

WARRANTY DEED TO TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, <u>BENNIE R. BAKER</u>, a single woman, whose address is P.O. Box 6259, Pensacola, FL 32503 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms (under provisions of Section 689.071 Florida Statutes) unto the Trustee(s) as hereinafter named of that certain Trust known as LAKEVIEW Land Trust which was formed under a Declaration of Trust dated 6/13/21. The following described land together with the improvements appurtenant thereto in the County of ESCAMBIA, State of Florida:

E1/2 OF LT 3 AND ALL LTS 4 5 6 AND W1/2 OF LT 7 BLK 233 LESS N 100 FT OF E 10 FT OF W 20 FT OF LT 7 BLK 233 NEW CITY TRACT OR 8154 P 719 CA 38 of the Public Record of Escambia County, FL with parcel ID # 0005009025003233 hereinafter called the "property', a/k/a 1711 E. LAKEVIEW AV. UNITS A,B, Pensacola, FL 32503

subject to: a) taxes for the year 2021 and all subsequent years;

- b) conditions, covenants, limitations, restrictions and easements of record, if any
- c) any mortgages of record

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that he has good right and lawful authority to sell the same; and the he does fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

Full power and authority is hereby granted to said trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate to dedicated, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence in present or future, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 50 years, and renew or extend leases upon any terms and for any periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion or the property and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property to condominium, or homeowner association, to grant easements or charges of any kind, to release convey or assign any right, title or interest in or about the property or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

DEED TO TRUSTEE

Page 1 of 3

BK: 8555 PG: 259

This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 000S009025003233

Any contract, obligation, indebtedness, or other incurred or entered into by the Trustee under the terms of the aforesaid Trust in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements by the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually or on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied; all such personal liability, if any, being expressly waived and released and all persons, corporations and other legal entities whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and eve deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was binding upon all beneficiaries thereunder, (c) that the Trustee was duty authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such are fully vested with all the title estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interests of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said property as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid. The situs of the domicile of the Beneficiary shall be the governing jurisdiction for any legal action undertaken pursuant to the interests of any Beneficiary hereunder. The Power(s) of Direction over the actions of the Trustee shall be held by those holding a majority of beneficial shares.

The initial Trustee holding title to the aforesaid property for the aforenamed trust under the terms of the aforesaid trust agreement shall be Paul Woods, whose current address is 9 Audusson Avenue, Pensacola, FL 32507, as Trustee of the LAKEVIEW Land Trust dated 6/13/21. The situs of the domicile of said trust shall be Florida. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust in the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the Power

DEED TO TRUSTEE

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BK: 8555 PG: 260 Last Page

This instrument prepared by and returned to Bennie R. Baker P.O. Box 6259, Pensacola, FL 32503

Parcel ID# 000S009025003233

DEED TO TRUSTEE

of Direction under the terms of said trust agreement: the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in the Public Records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees. SUCCESSOR AND ALTERNATE SUCCESSOR TRUSTEES: Such others who might be later named by the beneficiaries who hold no less than 51% of the power of direction. IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this $/\omega$ Signed, seal and delivered in our presence: WITNESSES: Witness as to Grantor 'Grantor' Printed name: STATE OF FLORIDA **COUNTY OF ESCAMBIA** I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the county aforesaid, to take acknowledgments, personally appeared BENNIE BAKER, as Grantor, who [u] is personally known to me OR [] has produced __ as identification, and who executed the foregoing instrument and she acknowledged before me that she executed the same. WITNESS my hand and official seal in the County and State last aforesaid this . 202/ . DANIELLE AL-SAIGH MY COMMISSION #HH074981 My Commission Expires: EXPIRES: DEC 27, 2024 Bonded through 1st State Insurance

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