

Prepared by Nicole Nall, an employee of  
First International Title, Inc.  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503

Return to  
First International Title, Inc.  
4300 Bayou Blvd., Suite 7  
Pensacola, FL 32503

File No.: 37235-58

## **TRUSTEE'S DEED**

THIS INDENTURE, executed on December 23, 2013 between Andrzej W. Kowalski, Trustee of the Matthew J. Kowalski Trust, dated November 12, 2007, whose mailing address is: 2199 N. 58th Ave. Pensacola, FL 32506, party of the first part and Pedersen Managed Investments LLC, a Florida limited liability company, whose mailing address is: 4016 Aylor Dr. Gulf Breeze, FL 32563, Party of the Second Part.

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

Lots 4 and 5, Block A, BAL-ALEX ESTATES, according to the Plat thereof, recorded in Plat Book B, Page(s) 113 to 114 of the Public Records of Santa Rosa County, Florida.

Parcel Identification Number: 272S28018000A000050 and 272S28018000A000040

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Trustee(s)**, has/have full power to sell, transfer, mortgage said real estate.

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

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

The Property described above is in no way the homestead of the Grantor, nor has it ever been. This property was used for business purposes only.

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**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

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

Andrzej W. Kowalski, Trustee of the Matthew J. Kowalski Trust, dated November 12, 2007

*AW Kowalski* Trustee  
By Andrzej W. Kowalski, Trustee

**Signed, sealed and delivered in our presence:**

*Michael J. Russo*  
Witness Signature

*Rhonda Wilson*  
Witness Signature

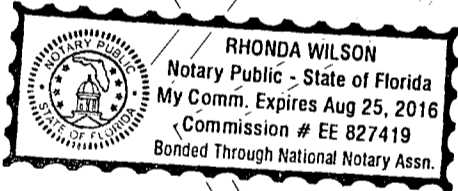
Print Name: *Michael J. Russo*

Print Name: *Rhonda Wilson*

State of FLORIDA  
County of Escambia

**The Foregoing Instrument Was Acknowledged** before me on the 23rd day of **December 2013** by Andrzej W. Kowalski, Trustee of the Matthew J. Kowalski Trust, dated November 12, 2007, who is/are personally known to me or who has/have produced the following as identification: *FIDE*

*Rhonda Wilson*  
Notary Public



(Printed Name)

My Commission expires: \_\_\_\_\_

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State of Florida  
County of Santa Rosa

### Roadway Maintenance Disclosure

ATTENTION: Pursuant to Santa Rosa County Ordinance No. 2000-09, Sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Santa Rosa County. SANTA ROSA COUNTY WILL NOT ACCEPT FOR MAINTENANCE ANY ROADWAYS NOT BUILT OR IMPROVED TO MEET COUNTY STANDARDS. Ordinance 2000-09 requires this disclosure be attached along with other attachments to the Deed or other conveyances required to be made apart of the public records of Santa Rosa County, Florida.

Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as acknowledgement by the County of the veracity of any disclosure statement. This disclosure is not for the purpose of confirming that the subject property actually abuts the roadway. Only a survey can provide such confirmation.

SANTA ROSA COUNTY  HAS ACCEPTED  HAS NOT ACCEPTED

NAME OF ROADWAY: 4182 Gulf Breeze Parkway

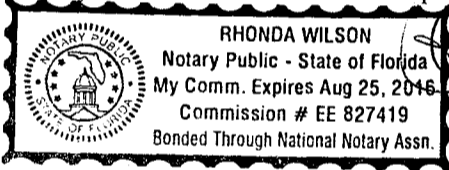
LEGAL ADDRESS OF PROPERTY: 4182 Gulf Breeze Parkway, Gulf Breeze, FL 32563

FOR  DIRT ROAD MAINTENANCE  PAVED ROAD MAINTENANCE

Andrzej W. Kowalski, Trustee of the Matthew J. Kowalski Trust, dated November 12, 2007

*AKowalski Trustee*  
By Andrzej W. Kowalski, Trustee

The foregoing instrument was acknowledged before me on this 12/23/2013 by Andrzej W. Kowalski, Trustee of the Matthew J. Kowalski Trust, dated November 12, 2007, who is/are personally known to me or who has/have produced a valid driver's license as identification.



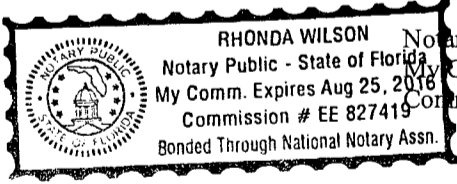
*Rhonda Wilson*  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

Pedersen Managed Investments LLC, a Florida limited liability company

*Pascal Pedersen*  
By Pascal Pedersen, MM

*Vanessa S Pedersen*  
Vanessa S. Pedersen, MM

The foregoing instrument was acknowledged before me on this the 23rd day of December 2013, by Pascal Pedersen and Vanessa S. Pedersen as Managing Members of Pedersen Managed Investments LLC, who is/are personally known to me or who has/have produced a valid driver's license as identification.



*Rhonda Wilson*  
Notary Public  
My Commission Expires: \_\_\_\_\_  
Commission No.: \_\_\_\_\_

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