

James Heyward
P.O. Box 15571
Sarasota, Florida
Republic of usA
NON-DOMESTIC

NOTICE OF,
CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT,
LAND PATENT # 746843 Dated April 26, 1920 (see attached)
KNOW ALL YE MEN AND WOMEN BY THESE PRESENT.

1. That I, James M. Heyward, do hereby certify and declare that I, together with my trust CEP811 TRUST (hereinafter My trust) am an "Assignee" in the LAND PATENT named and numbered above; that I have brought up said Land Patent in my name and that of my trust as it pertains to the land described below. The character of said land so claimed by the patent and legally described and referenced under the patent number listed above is Township 35 S., Range 19 E., South half of the northwest quarter of Section 22, Manatee county, Florida containing seventy nine and ninety seven hundredths acres. (See Attached).
2. That I, James M. Heyward, am domiciled at P.O. Box 15571, Sarasota, State of Florida, Republic usA NON-DOMESTIC. Unless otherwise stated, I have individual knowledge of matters contained in this Certificate of Acceptance and Declaration of Patent. I am fully competent to testify with respect to these matters.
3. That I, James M. Heyward, am an Assignee at Law and subsequent purchaser by contract of certain legally described portion of LAND PATENT under the original, certified LAND PATENT # 746843, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditaments, tenements, pre-emptive rights appurtenant thereto, the lawful and valuable considerations which is appended hereto and made part of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT (see attached).
4. No claim is made herein that I have been assigned the entire tract of land as described in the original patent. My assignment is inclusive of only the attached lawful description. The filing of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT shall not deny or infringe on any other right, privilege or immunity of any other Heir or Assigns to any other portion of land covered in the above described Patent Number 746843 (see attached).
5. If this duly certified Land Patent is not challenged by a lawfully qualified party having a claim, lawful Lien, debt pr other equitable interest on any in a court of law within sixty (60) days from the date of this filing this NOTICE, then the above described property shall become the Allodial Freehold of the Heirs or Assignee to said Patent, the LAND PATENT shall be considered henceforth perfected in my name "James M. Heyward" as beneficiary of my Trust and all future claims against this land shall be waived forever.
6. When a lawfully qualified Sovereign American individual has a claim to title and is challenged, the court of competent original and exclusive jurisdiction is the Common Law Supreme Court (Article III). Any action against a patent by a corporate state of their respective statutory, legislative units (i.e. courts) would be an action at law which is outside the venue and jurisdiction of these Article I courts. There is no Law issue contained herein which may be heard in any State courts (Article I), nor can any court of Equity/Admiralty/Military set aside, annul or correct a LAND PATENT.

7. Therefore, said land remains unincumbered, free and clear and without liens or lawfully attached in any way and it is hereby declared to be PRIVATE LAND and PRIVATE PROPERTY, not subject to any commercial forums (e.g. U.C.C.) whatsoever.
8. A common Law courtesy of sixty (60) days is stipulated for any challenge hereto, otherwise laches or estoppel shall forever bar the same against said ALLODIAL freehold estate; assessment lien theory to the contrary notwithstanding. Therefore, said declaration, after sixty (60) days from date of this filing. If no challenges are brought forth and upheld, perfects this ALLODIAL TITLE the name/names forever.

JURISDICTION


THE RECEIPTER HERETO IS MANDATED by Article IV sec. 3, clause 2, Article VI, sec. 2 & 3, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, sec. 3 clause 1, of the Constitution for the United States of America.

PERJURY JURAT


Pursuant to Title 28 USC sec. 1746(1) and executed "without the United States", I affirm under penalty of perjury under the laws of the United States of America that the foregoing is true and correct to the best of my belief and informed knowledge. And further deponent sayeth not.


I now affix my signature of the above affirmation with EXPLICIT RESERVATION OF ALL MY UNALIENABLE RIGHTS WITHOUT PREJUDICE to any of those rights pursuant to U.C.C.- 1 – 308 and U.C.C. – 1 – 306.6.

Respectfully

Signed  James M. Heyward

Witnessed by  Casie Boak Date as of 11-15-21

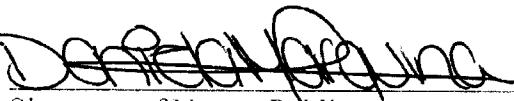
Witnessed by  Daniela Marquina Date as of 11-15-21

Witnessed by  Victoria M. Cole Date as of 11/15/21

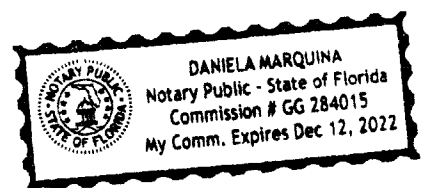
STATE OF **Florida** COUNTY OF **Sarasota**

THE FOREGOING INSTRUMENT was acknowledged before me this 11/15/2021 by **James M Heyward**.

He is ☐ personally known to me or ☐ produced drivers license for ID.


Signature of Notary Public

(SEAL)
Commission expires



SUMMARY OF THE CHAIN OF TITLE

USA-Patent # 746843	to	James R. Earnest	April 26, 1920
James R. & Jennie E. Earnest	to	Sankey L. Gillette	Sept. 20, 1941
Sankey L. Gillette	to	W.G. & Ruth E. Posey	Feb. 27, 1947
W. G, & Ruth Posey	to	Gerald W. & Clara D. Wynn	April 24, 1960
Gerald W. & Clara D. Wynn	to	Schroeder Manatee Inc.	Sept. 28, 1965
Schroeder Manatee Inc	to	Kimball Hill Homes Florida Inc.	May 30, 2003
Kimball Hill Homes Florida Inc	to	John Jr, & Christine Walker	May 5, 2004
John Jr, & Christine Walker	to	David K. Ashley	August 24, 2004
David K. Ashley	to	James Heyward	Dec. 1, 2004
James M. Heyward	to	Zarold Holmes LLC	Oct. 17, 2006
Zarold Holmes LLC	to	CEP 811 Trust	Jan. 12, 2012
Zarold Holmes LLC	to	CEP 811 Trust	Jan. 12, 2012
Zarold Holmes LLC	to	CEP 811 Trust	Oct. 17, 2014

NOTICE

This Notice is to inform any person who has lawful standing to view this file and who wishes to review the complete fil on record may do so by requesting an appointment with : James M. Heyward P.O. Box 15571, Sarasota, FL 34277. Phone 941-554-6089. Email -me42day@yahoo.com.

- Notice # 1 I, James M. Heyward will set the time, date and place for the review of my documents, no exceptions.
- Notice # 2. I, James M. Heyward have the summary of the chain of title included in this file.
- Notice # 3. This document has a total of five page.

NOTICE: Failure of any lawful party claiming an interest to bring forward a lawful challenge to this Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent, as stipulated herein, will be lached and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim. As indicated herein within sixty (60) calendar days of this notice, will forever bar any claimant from any claim against my allodial patent estate as described herein and will be a Final Judgment.

Gainesville 014719.

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Register of the Land Office at **Gainesville, Florida,** has been deposited in the General Land Office, whereby it appears that, pursuant to the Act of Congress of May 20, 1862, "To Secure Homesteads to Actual Settlers on the Public Domain," and the acts supplemental thereto, the claim of **James R. Earnest**

has been established and duly consummated, in conformity to law, for the **south half of the northwest quarter of Section twenty-two in Township thirty-five south of Range nineteen east of the Tallahassee Meridian, Florida, containing seventy-nine and ninety-seven-hundredths acres,**

according to the Official Plat of the Survey of the said Land, returned to the GENERAL LAND OFFICE by the Surveyor-General:

NOW KNOW YE, That there is, therefore, granted by the UNITED STATES unto the said claimant the tract of Land above described; TO HAVE AND TO HOLD the said tract of Land, with the appurtenances thereof, unto the said claimant and to the heirs and assigns of the said claimant forever.

Excepting and reserving, however, to the United States all the phosphate in the lands so patented, and to it, or persons authorized by it, the right to prospect for, mine, and remove such deposits from the same upon compliance with the conditions and subject to the provisions and limitations of the Act of July 17, 1914 (38 Stat., 509)

IN TESTIMONY WHEREOF, I, **Woodrow Wilson,**

President of the United States of America, have caused these letters to be made

Patent, and the seal of the General Land Office to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the **TWENTY-SIXTH**

(SEAL)

day of **APRIL**

In the year of our Lord one thousand

nine hundred and **TWENTY**

and of the Independence of the

United States the one hundred and **FORTY-FOURTH.**

By the President

By

Woodrow Wilson
W. P. Le Roy Secretary,
L. P. C. Samson

Recorder of the General Land Office.

RECORD OF PATENTS: Patent Number

746843

2014

Prepared by and Return to :-
J. Heyward
P.O. Box 15571,
Sarasota, FL 34277
Parcel ID # 58433 8459

CORRECTIVE WARRANTY DEED

This CORRECTIVE WARRANTY DEED, made this 17 day of Oct. 2014 by ZAROLD HOLMES LLC a Florida Limited Liability Company herein after called the GRANTOR, to CEP811 Trust, of 14146, Cattle Egret Place, Bradenton, FL 34202 hereinafter called the GRANTEE. (Wherever used the term Grantor and Grantee includes all parties to this instrument and the heirs, legal representatives and assign of individuals and the successors and assigns of corporations.) This Corrective Warranty deed rescinds and replaces Warranty Deeds Docket # 2986899 filed 1/13/2012 and 3010063 filed 3/29/2012.

WITNESSETH: The Grantor, for good and 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 MANATEE County, Florida. Viz:

Lot 74 GREENBROOK VILLAGE, SUBPHASE BB, a/k/a GREENBROOK FIELDS, a subdivision according to Plat thereof recorded in PLAT BOOK 41, PAGES 142 THRU 149, of the Public Records of Manatee county Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any, taxes and assessments for the year 2012 and subsequent years; and all applicable zoning ordinances and/or restrictions and prohibitions imposed by government authorities, if any.

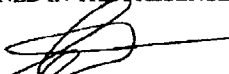
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR hereby covenants with the Grantee that except as above noted, the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawfully 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:


1st. Witness - signature

Steven Phillips
1st. Witness - printed name


J. Heyward

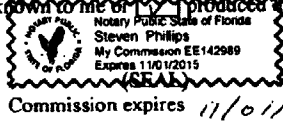

2nd. Witness - signature

LISA PHILLIPS
2nd. Witness - printed name

STATE OF Florida COUNTY OF Sarasota

THE FOREGOING INSTRUMENT was acknowledged before me this 17th day of October 2014 by J. Heyward. He is ☐ personally known to me or ☒ produced a valid drivers license for ID.


Signature of Notary Public



Commission expires 11/01/2015



STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the document on file in my office.
☐ No redactions ☐ Redacted pursuant to law
☐ Full Document ☐ Page ___ of ___
☒ Not LQA ☐ Letter of Administration is in full force and effect.
Witness my hand and official seal dated 27 SEP 2014
MANATEE COUNTY CLERK OF COURT
By: Justina Rupert
Deputy Clerk