

This is to certify that the holder listed below of Tax Sale Certificate Number **2013 / 7378.0000** , issued the **1st day of June, 2013**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 11-1776-000**

Certificate Holder:
USAMERIBANK REF 25 SKIDOO LLC
8902 N DALE MABRY HWY
TAMPA, FLORIDA 33614

Property Owner:
DMT HOLDINGS LLC
8668 NAVARRE PKWY # 321
NAVARRE , FLORIDA 32566

Legal Description:

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	7378.0000	06/01/13	\$25,845.92	\$0.00	\$1,609.99	\$27,455.91

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2014	6815.0000	06/01/14	\$25,310.82	\$6.25	\$1,265.54	\$26,582.61

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant (2014)
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$54,038.52
\$0.00
\$23,489.02
\$200.00
\$125.00
\$77,852.54
\$77,852.54
\$6.25

***Done this 2nd day of April, 2015**

TAX COLLECTOR, ESCAMBA COUNTY, FLORIDA

By

Date of Sale:

06/01/15

*** This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.**

FORM 513
(r.12/00)

TAX COLLECTOR'S CERTIFICATION

APPLICATION DATE

4/2/2015

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-1776-000

April 09, 2015

Tax Year: 2012

Certificate Number: 7378.0000

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/100 FT S 47 DEG 04 MIN 04 SEC W 175 FT S 42 DEG 55 MIN 56 SEC E 78 14/100 FT S 42 DEG 57 MIN 27 SEC E 277 93/100 FT S 61 DEG 03 MIN 04 SEC E 272 19/100 FT N 47 DEG 06 MIN 29 SEC E 90 08/100 FT TO SLY R/W OF FRONT ST S 42 DEG 55 MIN 40 SEC E ALG R/W 689 83/100 FT TO WLY R/W LI OF JEFFERSON AVE (50 FT R/W) S 43 DEG 13 MIN 0 SEC W ALG WLY R/W LI 80 77/100 FT S 51 DEG 44 MIN 51 SEC W ALG WLY R/W LI 1150 FT N 39 DEG 26 MIN 8 SEC W 1222 59/100 FT TO ELY R/W LI CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 1040 FT TO POB OR 5815 P 1986 SEC 5/8 T 5N R 30

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**USAMERIBANK REF 25 SKIDOO LLC
8902 N DALE MABRY HWY
TAMPA, Florida, 33614**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
7378.0000	11-1776-000	06/01/2013	BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/1 ... See attachment for full legal description.

2014 TAX ROLL

DMT HOLDINGS LLC
8668 NAVARRE PKWY # 321
NAVARRE , Florida 32566

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

SLRICE1 (Bobby Eggleston)

Applicant's Signature

04/02/2015

Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 11-1776-000

April 09, 2015
Tax Year: 2012
Certificate Number: 7378.0000

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/100 FT S 47 DEG 04 MIN 04 SEC W 175 FT S 42 DEG 55 MIN 56 SEC E 78 14/100 FT S 42 DEG 57 MIN 27 SEC E 277 93/100 FT S 61 DEG 03 MIN 04 SEC E 272 19/100 FT N 47 DEG 06 MIN 29 SEC E 90 08/100 FT TO SLY R/W OF FRONT ST S 42 DEG 55 MIN 40 SEC E ALG R/W 689 83/100 FT TO WLY R/W LI OF JEFFERSON AVE (50 FT R/W) S 43 DEG 13 MIN 0 SEC W ALG WLY R/W LI 80 77/100 FT S 51 DEG 44 MIN 51 SEC W ALG WLY R/W LI 1150 FT N 39 DEG 26 MIN 8 SEC W 1222 59/100 FT TO ELY R/W LI CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 1040 FT TO POB OR 5815 P 1986 SEC 5/8 T 5N R 30

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

SLRICE1 (Bobby Eggleston)

Applicant's Signature

04/02/2015

Date



Chris Jones Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

[Back](#)

★ Navigate Mode • Account Reference ★

[Printer Friendly Version](#)

General Information

Reference: 085N301101001001
Account: 111776000
Owners: DMT HOLDINGS LLC
Mail: 8668 NAVARRE PKWY # 321
NAVARRE, FL 32566
Situs: ONE LUMBER RD 32535
Use Code: LUMBER YARD
Taxing Authority: CENTURY CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

2014 Certified Roll Assessment

Improvements: \$676,640
Land: \$8,285
Total: \$684,925
Non-Homestead Cap: \$684,925

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/2006	5815	1986	\$1,250,000	WD	View Instr
06/2001	4722	666	\$300	CT	View Instr

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2014 Certified Roll Exemptions

None

Legal Description

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E
ALG S LI OF SE C 1677 27/100 FT TO ELY R/W LI
OF CSX RR (100 FT R/W) N 22 D...

Extra Features

BLOCK/BRICK BUILDING
CHAINLINK FENCE
FRAME BUILDING
WATER TANK/TOWER

Parcel Information

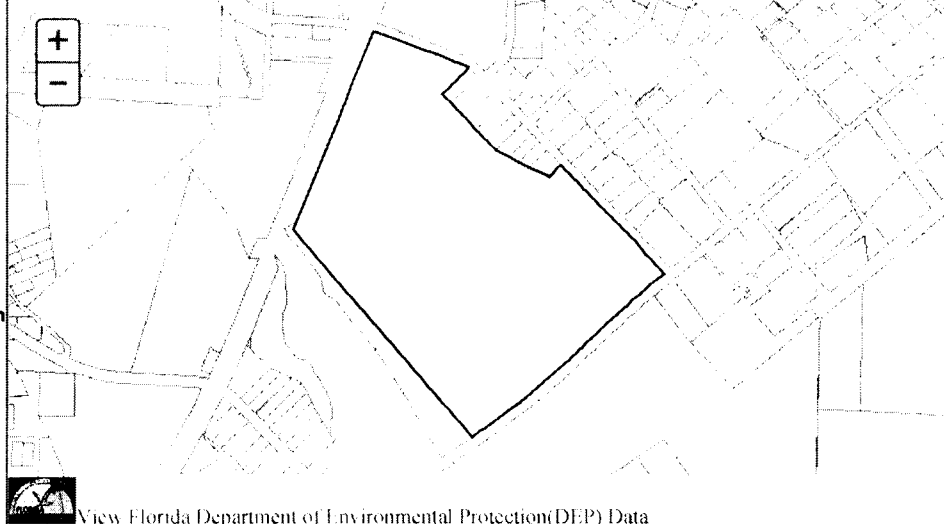
[Launch Interactive Map](#)

Section Map Id:
08-5N-30-1

Approx. Acreage:
37.5900

Zoned:
INCRP

Evacuation & Flood Information
[Open Report](#)




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

Buildings

Year Built: 1972, Effective Year: 1972

Structural Elements
DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-STRUCTURAL


HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. PLUMBING FIXTURES-8
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-17
STRUCTURAL FRAME-RIGID FRAME

 Areas - 160150 Total SF
BASE AREA - 160150

Year Built: 1956, Effective Year: 1956

Structural Elements


DECOR/MILLWORK-NONE
DWELLING UNITS-0
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. PLUMBING FIXTURES-12
NO. STORIES-1
ROOF COVER-CORRUGATED METL
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-16
STRUCTURAL FRAME-MASONRY PIL/STL

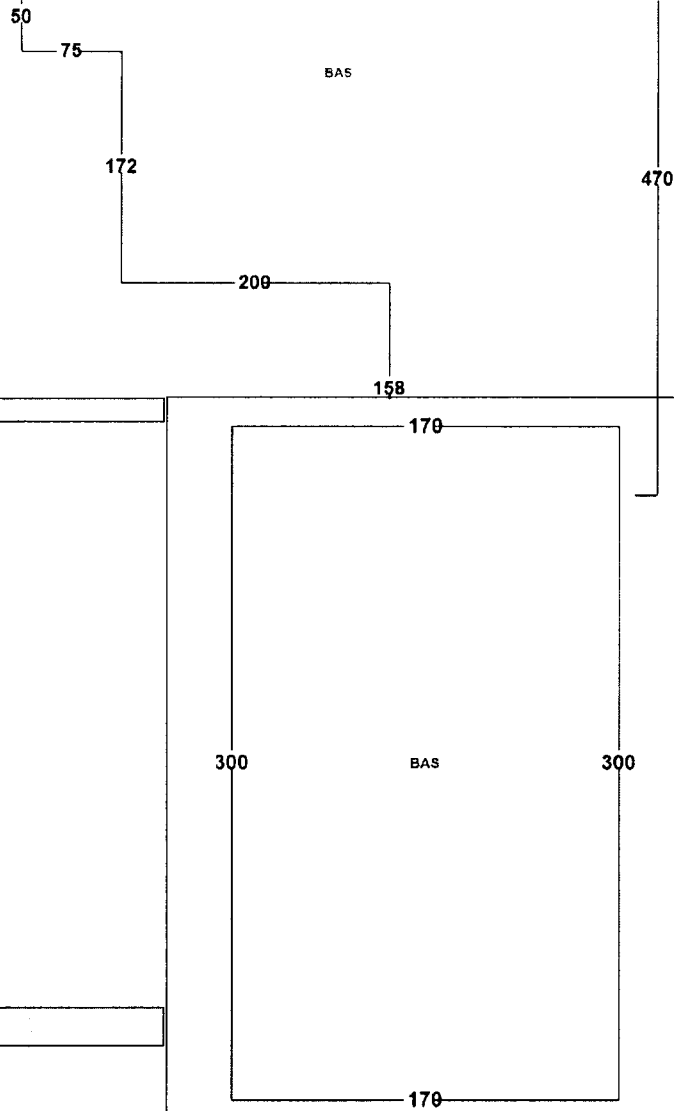
 Areas - 51000 Total SF
BASE AREA - 51000

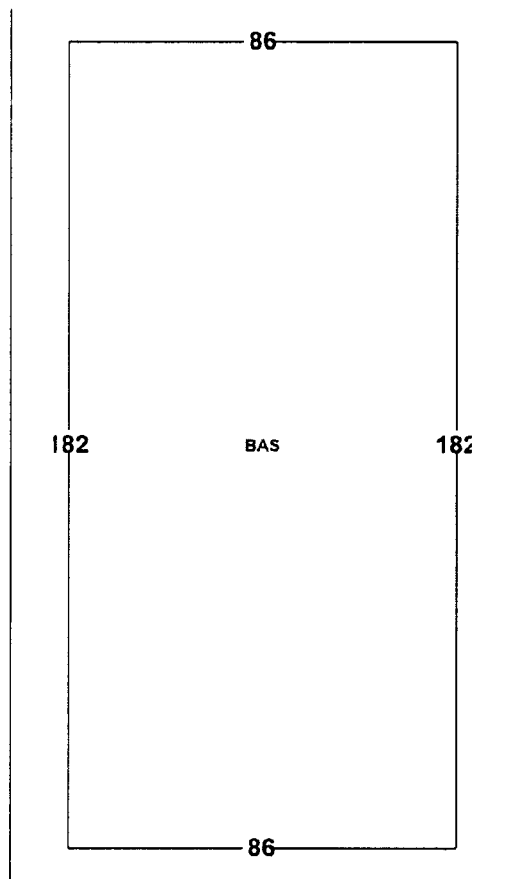
Year Built: 1999, Effective Year: 1999

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-18
STRUCTURAL FRAME-RIGID FRAME

 Areas - 15652 Total SF
BASE AREA - 15652

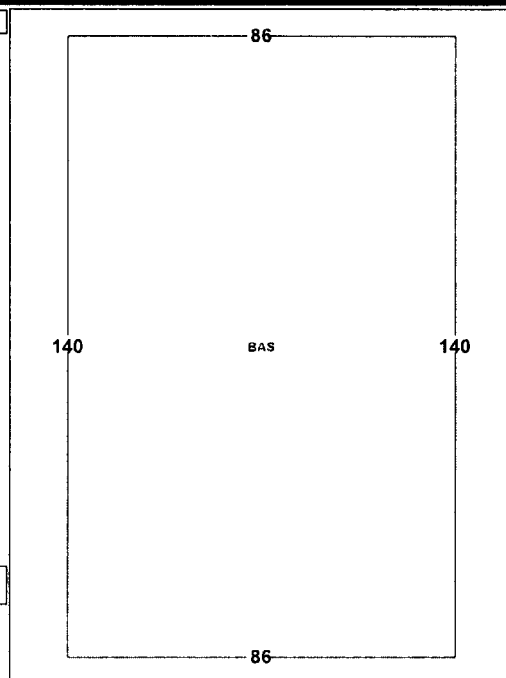





Year Built: 1999, Effective Year: 1999

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-21
STRUCTURAL FRAME-RIGID FRAME




 Areas - 12040 Total SF
BASE AREA - 12040

Year Built: 1999, Effective Year: 1999

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-0
EXTERIOR WALL-METAL-MODULAR
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-UNFINISHED
NO. STORIES-1

ROOF COVER-METAL/MODULAR
ROOF FRAMING-STEEL TRUSS/FRM
STORY HEIGHT-18
STRUCTURAL FRAME-RIGID FRAME

 Areas - 70885 Total SF
BASE AREA - 70885

269

129

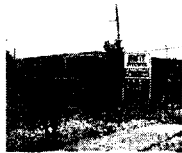
129

74

269

BAS

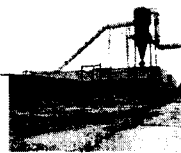
Images



7/3/03



7/3/03



7/3/03



7/3/03



7/3/03



7/3/03



7/17/14



5/24/12



5/24/12



4/19/13



3/30/11



3/28/06



2/22/10



1/22/09



1/22/08

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: 04/10/2015 (tc.4144)

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

15-414

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12006

April 10, 2015

Escambia County Tax Collector
P.O. Box 1312
Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 04-09-1995, through 04-09-2015, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

DMT Holdings, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

April 10, 2015

**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 12006

April 10, 2015

085N301101001001 - Full Legal Description

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/100 FT S 47 DEG 04 MIN 04 SEC W 175 FT S 42 DEG 55 MIN 56 SEC E 78 14/100 FT S 42 DEG 57 MIN 27 SEC E 277 93/100 FT S 61 DEG 03 MIN 04 SEC E 272 19/100 FT N 47 DEG 06 MIN 29 SEC E 90 08/100 FT TO SLY R/W OF FRONT ST S 42 DEG 55 MIN 40 SEC E ALG R/W 689 83/100 FT TO WLY R/W LI OF JEFFERSON AVE (50 FT R/W) S 43 DEG 13 MIN 0 SEC W ALG WLY R/W LI 80 77/100 FT S 51 DEG 44 MIN 51 SEC W ALG WLY R/W LI 1150 FT N 39 DEG 26 MIN 8 SEC W 1222 59/100 FT TO ELY R/W LI CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 1040 FT TO POB OR 5815 P 1986 SEC 5/8 T 5N R 30

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12006

April 10, 2015

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. That certain mortgage executed by DMT Holdings, LLC in favor of ABACCO Holdings Inc. dated 01/06/2006 and recorded 03/10/2006 in Official Records Book 5858, page 1262 of the public records of Escambia County, Florida, in the original amount of \$952,000.00.
2. Taxes for the year 2012-2014 delinquent. The assessed value is \$684,925.00. Tax ID 11-1776-000.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 6-1-2015

TAX ACCOUNT NO.: 11-1776-000

CERTIFICATE NO.: 2013-7378

In compliance with Section 197.256, 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

 X Notify City of Pensacola, P.O. Box 12910, 32521

 X Notify Escambia County, 190 Governmental Center, 32502

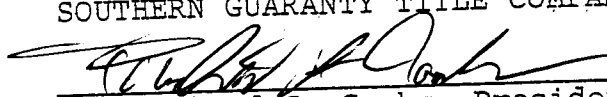
 X Homestead for tax year.

DMT Holdings, LLC
8668 Navarre Pkwy. #321
Navarre, FL 32566
and
One Lumber Rd.
Century, FL 32535

ABACCO Holdings Inc.
2712 170th St.
Surrey, British Columbia, Canada, V3S9W8

Certified and delivered to Escambia County Tax Collector,
this 10th day of April, 2015.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared By: Amy Blackman
Locklin & Jones P.A.
6460 Justice Ave
Milton, FL 32570
incidental to the issuance of a title insurance policy.
File #: 05-0396a
Parcel ID #: 08-SN-30-1101-001-001

\$412.50
\$8750.00

**SPECIAL WARRANTY DEED
(CORPORATE)**

This WARRANTY DEED, dated 01/06/2006
by TIB Bank formerly TIB Bank of the Keys
whose post office address is P.O. Box 2808, Key Largo FL 33037
hereinafter called the GRANTOR, to DMT Holdings, L.L.C., a Florida limited liability company
whose post office address is P.O. Box 6137 Navarre, FL 32566
hereinafter called the GRANTEE:
(Wherever used herein the terms "Grantor" and "Grantee" include all 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 \$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 Escambia County,
Florida, viz:

See Exhibit A attached hereto

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of
record, if any; taxes and assessments for the year 2006 and subsequent years; and to all applicable
zoning ordinances and/or restrictions and prohibitions imposed by governmental 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 said GRANTEE that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons claiming by, through
or under the said GRANTOR, BUT NONE OTHER.

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

SIGNED IN THE PRESENCE OF THE FOLLOWING (2) WITNESSES:

1. Witness Signature: Barbara J. Mann By: Edward V. Lett
Witness Print Name: BARBARA J. MANN Its President

2. Witness Signature: RODNEY SHUCKHART
Witness Print Name: RODNEY SHUCKHART Corporate Seal

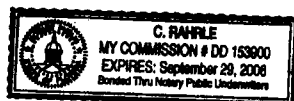
State of FL
County of Collier

THE FOREGOING INSTRUMENT was acknowledged before me on 1-5-06 by:
Edward V. Lett as President of TIB Bank, Formerly TIB Bank of the Keys, a Florida Banking corporation.

He is personally known to me or who has produced _____ as identification

Notary Seal

Signature: Cathy Rahrle
Print Name: Cathy Rahrle
Notary Public



Locklin & Jones File # 05-0396a

EXHIBIT "A"

Commence at the Southwest corner of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence proceed South 86 degrees 20 minutes 32 seconds East along the South line of said Section 5 a distance of 1677.27 feet to the Easterly Right-of-Way Line of CSX Railroad (100' Right-of-Way); thence proceed North 22 degrees 33 minutes 15 seconds East along said Easterly Right-of-Way Line a distance of 356.57 feet to a point on the Southerly Right-of-Way Line of Front Street (40' Right-of-Way) and the Point of Beginning; thence proceed South 68 degrees 53 minutes 50 seconds East along said Southerly Right-of-Way Line a distance of 470.83 feet; thence proceed South 42 degrees 55 minutes 56 seconds East along said Southerly Right-of-Way Line a distance of 12.25 feet; thence departing said Southerly Right-of-Way Line, proceed South 47 degrees 04 minutes 04 seconds West a distance of 175.00 feet; thence proceed South 42 degrees 55 minutes 56 seconds East a distance of 78.14 feet; thence proceed South 42 degrees 57 minutes 27 seconds East a distance of 277.93 feet; thence proceed South 61 degrees 03 minutes 04 seconds East a distance of 272.19 feet; thence proceed North 47 degrees 06 minutes 29 seconds East a distance of 90.08 feet to the aforementioned Southerly Right-of-Way Line of Front Street; thence proceed South 42 degrees 55 minutes 40 seconds East along said Southerly Right-of-Way Line a distance of 689.83 feet to the Westerly Right-of-Way Line of Jefferson Avenue (50' Right-of-Way); thence proceed South 43 degrees 13 minutes 00 seconds West along said Westerly Right-of-Way Line a distance of 80.77 feet; thence proceed South 51 degrees 44 minutes 51 seconds West along said Westerly Right-of-Way Line a distance of 1150.00 feet; thence departing said Westerly Right-of-Way Line, proceed North 39 degrees 26 minutes 08 seconds West a distance of 1222.59 feet to the aforementioned Easterly Right-of-Way Line of CSX Railroad (100' Right-of-Way); thence proceed North 22 degrees 33 minutes 15 seconds East along said Easterly Right-of-Way Line a distance of 1040.00 feet to the Point of Beginning. Lying in and being in Section 5 and Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: Lumber Rd.

Legal Address of Property: One Lumber Road Century, FL

The County () has accepted (xx) has not accepted the abutting roadway for maintenance.

This form completed by: Locklin & Jones, P.A.

Name 6460 Justice Ave

Address Milton, FL 32635

City, State, Zip Code

AS TO SELLER(S):

intentionally left blank

Seller's Name: _____

Witness' Name: _____

Seller's Name: _____

Witness' Name: _____

AS TO BUYER(S):

intentionally left blank

Buyer's Name: _____

Witness' Name: _____

Buyer's Name: _____

Witness' Name: _____

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

OC-0396 E

#52.50

#3332.00

#1904.00

Prepared By:

Locklin & Jones P.A.
6460 Jones Avenue
Milton, FL 32570

.....Reserved for Recording Information

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE dated 01/06/2006, from DMT Holdings, L.L.C. a Florida limited liability company, whose mailing address is c/o P.O. Box 6137, Navarre, FL 32566 hereinafter called the Borrower or Mortgagor, whether there be one or more, masculine or feminine, and hereinafter referred to in the singular, to ABACCO Holdings Incorporated, a Canada corporation whose mailing address is 2712 170th St., Surrey, British Columbia, Canada, V3S9W8 hereinafter called the Lender or Mortgagee.

WITNESSETH that the Mortgagor, for and in consideration of the sum of \$952,000.00, the receipt of which is hereby acknowledged, and of other good and valuable considerations does hereby bargain, sell, convey and grant unto the Lender, its successors and assigns, the following described real estate situate, lying and being in the County of Escambia, State of Florida, (hereinafter, the "Property"), to-wit:

Commence at the Southwest corner of Section 5, Township 5 North, Range 30 West, Escambia County, Florida; thence proceed South 86 degrees 20 minutes 32 seconds East along the South line of said Section 5 a distance of 1677.27 feet to the Easterly Right-of-Way Line of CSX Railroad (100' Right-of-Way); thence proceed North 22 degrees 33 minutes 15 seconds East along said Easterly Right-of-Way Line a distance of 356.57 feet to a point on the Southerly Right-of-Way Line of Front Street (40' Right-of-Way) and the Point of Beginning; thence proceed South 68 degrees 53 minutes 50 seconds East along said Southerly Right-of-Way Line a distance of 470.83 feet; thence proceed South 42 degrees 55 minutes 56 seconds East along said Southerly Right-of-Way Line a distance of 12.25 feet; thence departing said Southerly Right-of-Way Line, proceed South 47 degrees 04 minutes 04 seconds West a distance of 175.00 feet; thence proceed South 42 degrees 55 minutes 56 seconds East a distance of 78.14 feet; thence proceed South 42 degrees 57 minutes 27 seconds East a distance of 277.93 feet; thence proceed South 61 degrees 03 minutes 04 seconds East a distance of 272.19 feet; thence proceed North 47 degrees 06 minutes 29 seconds East a distance of 90.08 feet to the aforementioned Southerly Right-of-Way Line of Front Street; thence proceed South 42 degrees 55 minutes 40 seconds East along said Southerly Right-of-Way Line a distance of 689.83 feet to the Westerly Right-of-Way Line of Jefferson Avenue (50' Right-of-Way); thence proceed South 43 degrees 13 minutes 00 seconds West along said Westerly Right-of-Way Line a distance of 80.77 feet; thence proceed South 51 degrees 44 minutes 51 seconds West along said Westerly Right-of-Way Line a distance of 1150.00 feet; thence departing said Westerly Right-of-Way Line, proceed North 39 degrees 26 minutes 08 seconds West a distance of 1222.59 feet to the aforementioned Easterly Right-of-Way Line of CSX Railroad (100' Right-of-Way); thence proceed North 22 degrees 33 minutes 15 seconds East along said Easterly Right-of-Way Line a distance of 1040.00 feet to the Point of Beginning. Lying in and being in Section 5 and Section 8, Township 5 North, Range 30 West, Escambia County, Florida.

The lien of this Mortgage shall extend to and over all property and property rights, real or personal or mixed and of whatever character or nature, which may at any time hereafter be acquired, owned, held, possessed or enjoyed in any manner by the Mortgagor, his heirs, successors, assigns, servants, employees or any other person in or on the Property, and all structures and improvements now or hereafter on the Property, and all easements, rights, royalties, mineral oil and gas rights and profits, water, water rights, and water stock, timber and timber rights and all fixtures attached thereto and all rents, issues, proceeds and profits, accruing therefrom, and all gas, steam, electric, water and other heating, cooling, cooking, refrigerating, lighting, plumbing, ventilating, irrigating, and power systems, machines, equipment, appliances, fixtures and appurtenances which now or hereafter may pertain to or be used with, or on the Property, even though they may be detached or detachable. (The foregoing, together with the Property, being collectively hereinafter referred to as the "Premises").

TO HAVE AND TO HOLD the same, together with all and singular the tenements,

hereditament and appurtenance thereunto belonging or in anywise appertaining, to the Lender, its successors and assigns in fee simple interest forever.

And the Mortgagor, for himself, itself, his heirs, successors, assigns and legal representatives, covenants with the Lender, its successors and assigns, that Mortgagor is indefeasibly seized of said property in fee simple; that Mortgagor has full power and lawful right to convey the same in fee simple as aforesaid; that it shall be lawful for the Lender, its successors and assigns at all times peaceable and quietly to enter upon, hold, occupy and enjoy said property and every part thereof; that the said property and every part thereof is free from all encumbrances of every kind and character except for those matters shown as exceptions on the title insurance policy or matters accepted by Mortgagee as listed on the attorney's title opinion letter issued in conjunction with this mortgage (the "Permitted Encumbrances"); that the Mortgagor will make such further assurances to perfect the fee simple title to said land in the Lender, its successors and assigns, as may reasonably be required; that the Mortgagor does hereby fully warrant the title to said property and every part thereof and will defend the same against the lawful claims of all persons whomsoever except for the Permitted Encumbrances; and that the Mortgagor shall duly, promptly and fully perform, discharge, execute, effect, complete, comply with and abide by each and every of the stipulations, agreements, conditions and covenants of the promissory note of even date herewith.

This conveyance is intended to be and is a real property Mortgage and a "Security Agreement" governed by the laws of the State of Florida concerning mortgages and the Uniform Commercial Code as adopted in Florida, and is intended to secure the payment of the existing indebtedness represented by that certain Promissory Note (the "Promissory Note") of the date even herewith for the sum of \$952,000.00 made by the Mortgagor payable to the order of the Lender with interest from date until paid at the rate therein specified, the said principal and interest payable in the manner and upon the terms, provisions and conditions set forth in the Promissory Note.

THE COLLATERAL IS ALSO PLEDGED AS SECURITY FOR ALL OTHER LIABILITIES (PRIMARY, SECONDARY, DIRECT, CONTINGENT, SOLE, JOINT OR SEVERAL) DUE OR TO BECOME DUE OR WHICH MAY BE HEREAFTER CONTRACTED OR ACQUIRED OF EACH MAKER (INCLUDING EACH MAKER AND ANY OTHER PERSON) TO LENDER.

This Mortgage shall also secure all extensions or renewals of the Promissory Note, such future or additional advances as may be made by the Lender at the option of the Lender to the Mortgagor, and also, the payment of any and all notes, liabilities, and obligations of the Mortgagor to the Lender, its successors or assigns, whether as maker, endorser, guarantor or otherwise, and whether such notes, liabilities or obligations, or any of them, be now in existence or accrue or raise hereafter, or be now owned or held by Lender, or be acquired hereafter, it being the intent and purpose of the Mortgagor to secure, by the Mortgage, all notes, claims, demands, liabilities and obligations which the Lender, its successors or assigns, may have, hold or acquire at any time during the life of this Mortgage against the Mortgagor. Provided, that the total of all amounts secured hereby shall not exceed at any one time the twice the sum of original indebtedness in the aggregate; and provided, further, that all such advances, notes, claims, demands, or liabilities and obligations secured hereby be incurred or arise or come into existence either on or prior to the date of this Mortgage, or on or before Twenty (20) years after the date of this Mortgage within such lesser period of time as may hereafter be provided by law as prerequisite for the sufficiency of actual notice or record notice of such advances, notes, claims, demands or liabilities and obligations as against the rights of creditors or subsequent purchasers for a valuable consideration. The Mortgagor hereby waives, on behalf of himself and his successors and assigns, the right to file for record a notice limiting the maximum principal amount which may be secured by this Mortgage as provided for in Florida Statutes 697.04(1)(b). (The foregoing, together with the indebtedness evidenced by the Promissory Note, being hereinafter collectively referred to as the "Secured Indebtedness");

AND the Mortgagor further covenants and agrees as follows:

(1) To pay all and singular the principal and interest and other sums of money payable by virtue of the Secured Indebtedness, as in the Promissory Note, any instrument or instruments evidencing one or more future or additional advances, and/or this Mortgage provided, promptly on the days that the same respectively become due.

(2) To keep perfect and unimpaired the security hereby given and to permit, commit or suffer no waste, impairment or deterioration of the Premises or any part thereof, Mortgagor shall comply with all restrictive covenants, statutes, ordinances and requirements of any governmental authority

relating to the Premises, and shall not join in, consent to or initiate any change in such restrictive covenants, statutes, ordinances or requirements without the express written consent of the Lender.

(3) To pay all and singular the taxes, assessments, obligations and encumbrances of every nature now on said property or that hereafter may be levied, assessed or imposed thereon when due and payable according to law and before they become delinquent; and if the same not be promptly paid, the Lender may, at any time either before or after delinquency, pay the same without waiving or affecting its right to foreclose this Mortgage or any other right hereunder and all sums so paid shall become a part of the Secured Indebtedness and at the option of the Lender, shall bear interest from the date of each such payment at the maximum rate allowed by law. Upon notification from Lender, Mortgagor shall pay to Lender, together with and in addition to the payments of principal and interest payable under the terms of the Promissory Note secured hereby, on installment paying dates in the Promissory Note, until said Promissory Note is fully paid or until notification from Lender to the contrary, an amount reasonably sufficient (as estimated by Lender) to provide Lender with funds to pay said taxes, assessments, insurance premiums, rents and other charges next due so that Lender will have sufficient funds on hand to pay the same thirty (30) days before the date upon which they become past due. In no event shall Lender be liable for any interest on any amount paid to it as herein required, and the money so received shall be held in a separate account, pending payment or application thereof as herein provided. As required by Lender, Mortgagor shall furnish to Lender, at least thirty (30) days before the date on which same will become past due, an official statement of the amount of said taxes, assessments, insurance premiums and rents next due, and Lender shall pay said charges to the amount of the then unused credit therefor as when they become severally due and payable. An official receipt therefor shall be conclusive evidence of such payment and the validity of such charges.

(4) Mortgagor will keep the Premises insured against loss or damage by fire, flood and such other risks and matters including, without limitation, business interruption, rental loss, public liability and boiler insurance, as Lender may from time to time require in amounts required by Lender, not exceeding in the aggregate 100% of the full insurable value of the Premises and shall pay the premiums for such insurance as same become due and payable. All policies of insurance (the "Policies") shall be issued by an insurer acceptable to Lender and shall contain the standard New York Mortgagee non-contribution provision naming Lender as the person to which all payments made by such insurance company shall be paid. Mortgagor will assign and deliver the Policies to Lender. Not later than thirty (30) days prior to the expiration date of each of the Policies, Mortgagor will deliver to Lender evidence satisfactory to Lender of the renewal of each of the Policies. If the Premises shall be damaged or destroyed, in whole or in part, by fire or other casualty, Mortgagor shall give prompt notice thereof to Lender. Sums paid to Lender by any insurer may be retained and applied by Lender toward payment of the Secured Indebtedness in such priority and proportions as Lender in its discretion shall deem proper or, at the discretion of Lender, the same may be paid, either in whole or in part, to the Mortgagor for such purposes as Lender shall designate. If lender shall receive and retain such insurance money, the lien of the Mortgage shall be reduced only by the amount thereof received after expenses of collection and retained by Lender and actually applied by Lender in reduction of the Secured Indebtedness.

(5) Notwithstanding any taking of any property, herein conveyed and agreed to be conveyed, by eminent domain, alteration of the grade of any street or other injury to, or decrease in value of, the Premises by any public or quasi-public authority or corporation, Mortgagor shall continue to pay principal and interest on the Secured Indebtedness, and any reduction to the Secured Indebtedness resulting from the application by Lender of any award or payment for such taking, alterations, injury or decrease in value of the Premises, as hereinafter set forth, shall be deemed to take effect only on the date of such receipt; and said award or payment may, at the option of the Lender, be retained and applied by Lender toward payment of the Secured Indebtedness, or be paid over, wholly or in part, to Mortgagor for the purpose of altering restoring or rebuilding any part of the Premises which may have been altered, damaged or destroyed as a result of any such taking, alteration of grade, or other injury to the Premises, or for any other purpose or object satisfactory to Lender, but Lender shall not be obligated to see to the application of any amount paid over the Mortgagor. If, prior to the receipt by Lender of such award or payment, the Premises shall have been sold on foreclosure of this Mortgage, Lender shall have the right to receive said award or payment to the extent of any deficiency found to be due upon such sale, with legal interest thereon, whether or not a deficiency judgment on this Mortgage, shall have been sought or recovered or denied, and of the reasonable counsel fees, costs and disbursements incurred by Lender in connection with the collection of such award or payment.

(6) That the Lender shall have the right from time to time to expend such sums as it shall deem necessary to keep the improvements on said mortgaged property in good condition and repair, and all sums so expended shall be added to and become a part of the Secured Indebtedness and shall bear

interest and be payable as herein provided for the payment of Secured Indebtedness and interest and the lien of this Mortgage shall extend to and secure the same.

(7) Mortgagor shall protect, indemnify and save harmless Lender from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation attorney's fees and expenses) imposed upon or incurred by or asserted against Lender by reason of (a) ownership of this Mortgage, the Premises or any interest therein or receipt of any rents; (b) any accident, injury to or death of persons or loss of or damage to property occurring in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (c) any use, nonuse or condition in, on or about the Premises or any part thereof or on the adjoining sidewalks, curbs, adjacent property or adjacent parking areas, streets or ways; (d) any failure on the part of the Mortgagor to perform or comply with any of the terms of this Mortgage; or (e) performance of any labor or services or the furnishing of any materials or other property in respect of the Premises or any part thereof. Any amounts payable to Lender by reason of the application of this paragraph shall become part of the Secured Indebtedness and shall bear interest and be payable as herein provided for the payment of the Secured Indebtedness and interest and the lien of this Mortgage shall extend to and secure the same. The obligations of the Mortgagor under this paragraph shall survive any termination or satisfaction of this Mortgage.

(8) That in the event a suit shall be instituted to foreclose this Mortgage, the Lender, its successors or assigns, shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver for all and singular the Premises and of all the rents, income, profits, issues and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in like cases and such appointment shall be made by such court as a matter of strict right to the Lender, its successors or assigns, without reference to the adequacy or inadequacy of the value of the property hereby mortgaged or to the solvency or insolvency of the Mortgagor, Mortgagor's legal representatives, successors or assigns, and that such rents, profits, incomes, issued and revenues shall be applied by such receiver to the payment of the Secured Indebtedness, costs, and charges, according to the order of said court. The Mortgagor hereby specifically waives the right to object to the appointment of a receiver as described herein and hereby expressly consents that such appointment shall be made as an admitted equity and is Lender's absolute right, and that the appointment may be done without notice to the Mortgagor. Mortgagor further consents to the appointment of the Lender or any officer or employee of Lender or any officer or employee of Lender as receiver.

(9) Each of the following events shall constitute an "Event of Default" under this mortgage:

(i) should Mortgagor fail to pay the Secured Indebtedness or any part thereof, when and as the same shall become due and payable;

(ii) should any warranty or representation of Mortgagor herein contained, or contained in any instrument, transfer, certificate, statement, conveyance, assignment or loan agreement given with respect to the Secured Indebtedness, prove untrue or misleading in any material aspect;

(iii) should the Premises be subject to actual or threatened waste, or any part thereof be removed, demolished or materially altered so that the value of the Premises be diminished;

(iv) should any federal tax lien or claim of lien for labor or material be filed of record against Mortgagor or the Premises and not be removed by payment or bond within thirty (30) days from date of recording;

(v) should any claim of priority to this Mortgage by title, lien or otherwise be asserted in any legal or equitable proceeding which is not fully covered by applicable title insurance;

(vi) should Mortgagor or any guarantor of the Promissory Note make any assignment for the benefit of creditors, or should be a receiver, liquidator or trustee of Mortgagor or any guarantor of the Promissory Note or of any of Mortgagor's or any guarantor's of the Promissory Note property be appointed, or should any petition for the bankruptcy, reorganization or arrangement of Mortgagor or any guarantor of the Promissory Note pursuant to the Federal Bankruptcy Act, or any similar statute, be filed, or should Mortgagor or any guarantor of the Promissory Note be adjudicated as bankrupt or insolvent, or should Mortgagor or any guarantor of the Promissory Note in any proceeding admit his insolvency or inability to pay his debts as they fall due or should Mortgagor, if a corporation, be liquidated or dissolved.

(vii) should Mortgagor fail to keep, observe, perform, carry out and execute in every particular the covenants, agreement, obligations and conditions set out in this Mortgage, or in the Promissory Note, or in any instrument given with respect to the Secured Indebtedness;

(viii) should Mortgagor transfer, convey, encumber, mortgage, grant a security interest in or otherwise convey any interest in the Property whatsoever without the prior written consent of the Lender excluding the creation of a purchase money security interest for household appliances, a transfer by devise, descent or by operation of law upon the death of a joint tenant or the grant of any leasehold interest of three (3) years or less not containing an option to purchase;

(ix) should there occur any change in the ownership of the Mortgagor, if Mortgagor is not an individual;

(x) should an event of default or an event that but for the passage of time or giving of notice would constitute an event of default occur under the terms of any mortgage or any note secured by said mortgage or any other document or security instrument given in connection therewith given from Mortgagor to Lender;

(xi) should an event of default or an event that but for the passage of time or giving of notice would constitute an event of default occur under the terms of any other mortgage encumbering all or any portion of the Premises.

(10) If an Event of Default occurs and remains uncured, then in either or any such event, the aggregate sum or sums secured thereby then remaining unpaid, with interest accrued at that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of the Lender, or its assigns, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such date, anything in the Promissory Note or instrument or instruments or in this Mortgage to the contrary notwithstanding; and thereupon, or thereafter, at the option of the Lender, or its assigns, without notice or demand, suit at law or in equity may be prosecuted as if all moneys secured hereby and matured prior to its institution. The Lender, or its assigns, may foreclose this Mortgage, as to the amount so declared due and payable and the Premises shall be sold to satisfy and pay the same with costs, expenses and allowances. In addition, Mortgagee shall also be entitled to take such action and avail itself of such remedies as may be available under the Uniform Commercial Code in effect in the State of Florida.

(11) To pay all and singular the costs, charges and expenses, including reasonable attorneys' fees and costs of abstracts of title, incurred or paid at any time by the Lender or its assigns in collecting or attempting to collect the Secured Indebtedness or in foreclosing or attempting to foreclose this Mortgage or in enforcing any of its rights hereunder or incurred or paid by it because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of the instrument or instruments evidencing the Secured Indebtedness and this Mortgage; and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this Mortgage.

(12) If this is a junior Mortgage, or if this is a Mortgage on a leasehold estate, Mortgagor shall pay all installments of principal and interest and perform each and every covenant and obligation of the prior Mortgage or the lease. Failure of Mortgage to do so shall constitute a default hereunder. Upon failure of Mortgage to do so, Lender may (but shall not be required to) make such payments or perform such covenants or obligations and the cost of same, together with interest at the maximum rate allowed by law, shall be payable by Mortgage upon demand by Lender and shall be secured by the lien of this Mortgage. If this is a junior Mortgage and the Mortgagor increases the amount due on any prior mortgage to an amount greater than the principal amount owing on said prior Mortgage at the time of the execution of this Mortgage without Lender's prior written consent, Lender may, at its option, immediately or thereafter declare this Mortgage and the indebtedness secured hereby due and payable forthwith and thereupon may, at its option, proceed to foreclose this Mortgage.

(13) If this is a Mortgage on a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the Declaration of Covenants creating or governing the condominium or planned unit development, and constituent documents. If a condominium or planned unit development rider is executed by Mortgagor and recorded together with this Mortgage, the covenants and agreements of such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Mortgage as if the rider were a part hereof.

(14) Any indulgence or departure at any time by the Lender from any of the provisions hereof, or of any obligation hereby secured, shall not modify the same or relate to the future or waive future compliance therewith by the Mortgagor.

(15) The words "Mortgagor" and "Lender" whenever used herein shall include all individuals, corporations (and if a corporation, its officers, employees, agents or attorneys) and any and all other persons or entities, and the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the word "Promissory Note" shall also include one or more notes and the grammatical construction sentences shall conform thereto. If more than one party shall execute this deed, the term "Mortgagor" shall mean all parties signing, and each of them, and each agreement, obligation and Secured Indebtedness of Mortgagor shall be and mean the several as well as joint undertaking of each of them.

(16) The Mortgagor does also hereby assign, transfer, set over and pledge to the Lender, its successors and assigns, as further security and means for discharge of the indebtedness, obligations, undertakings and liabilities secured hereby and those evidenced hereby, all leases of all or any part of the Property hereby mortgaged now made, executed or delivered, whether written or verbal, or to be hereafter made, be the same written or verbal, and all of the rents, issues and profits of the said Property and the improvements now or hereafter thereon, which rents, issues and profits may become due and payable at any time during the life of this Mortgage when any amount shall be due and unpaid by the Mortgagor hereunder or when the Mortgagor shall otherwise be default hereunder, whether said rents, issues and profits shall be due from the present or any future tenants or leases thereof, with full power and authority in the Lender or its assigns to collect and receive the same from said tenants or leases or from any real estate agent or other person collecting the same, and to give proper receipts and acquittance therefor and after paying all commissions of any rental agent collecting the same and any attorney's fees and other expenses incurred in collecting the same to apply the net proceeds of such collections upon any and all indebtedness, obligations, undertakings or liabilities of the Mortgagor hereunder.

To the extent of the Secured Indebtedness, the Lender is hereby subrogated to the lien or liens and to the rights of the owners and holders thereof of each and every Mortgage, lien or other encumbrance on the Premises which is paid or satisfied, in whole or in part, from the proceeds of the loan evidenced by the Promissory Note or from the proceeds of any future or additional advances, and the liens of said mortgages or other encumbrances, shall be and the same and each of them hereby are preserved and shall pass to and be held by the Lender herein as security for the Secured Indebtedness, to the same extent that it would have been preserved and would have been passed to and been held by the Lender had it been duly and regularly assigned, transferred, set over and delivered unto the Lender by separate deed of assignment, notwithstanding the fact that the same may be satisfied and canceled of record, it being the intention that same will be satisfied and canceled of record by the holds thereof at, or about the time of the recording of this Mortgage.

IN WITNESS WHEREOF, the Mortgagor has caused its sign and seal to be affixed hereto and has duly authorized the undersigned officer to sign on its behalf, the day and year first written above.

Signed, sealed and delivered
in the presence of:

DMT Holdings, L.L.C.
a Florida limited liability company

Melissa Lovett
Print name: Melissa Lovett

Robert W. McBride
By: Robert W. McBride
Its Manager

Angela J. Jones
Print name: Angela J. Jones

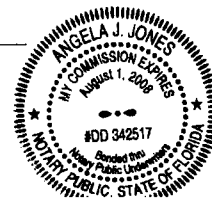
State of Florida

County of Santa Rosa

The foregoing instrument was acknowledged before me 01/06/2006,
by Robert W. McBride as Manager of DMT Holdings, L.L.C., a Florida limited liability company, on
behalf of said company. He ☒ is personally known to me or ☐ has produced
as identification.

Angela J. Jones
Notary Public
My Commission Expires:

File No. 05-0396b #



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 1, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That USAMERIBANK REF 25 SKIDOO LLC holder of Tax Certificate No. 07378, issued the 1st day of June, A.D., 2013 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:

(see attached)

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111776000 (15-414)

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

DMT HOLDINGS LLC

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 Monday in the month of June, which is the 1st day of June 2015.

Dated this 30th day of April 2015.

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.

Personal Services:

DMT HOLDINGS LLC
8668 NAVARRE PKWY #321
NAVARRE FL 32566

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/100 FT S 47 DEG 04 MIN 04 SEC W 175 FT S 42 DEG 55 MIN 56 SEC E 78 14/100 FT S 42 DEG 57 MIN 27 SEC E 277 93/100 FT S 61 DEG 03 MIN 04 SEC E 272 19/100 FT N 47 DEG 06 MIN 29 SEC E 90 08/100 FT TO SLY R/W OF FRONT ST S 42 DEG 55 MIN 40 SEC E ALG R/W 689 83/100 FT TO WLY R/W LI OF JEFFERSON AVE (50 FT R/W) S 43 DEG 13 MIN 0 SEC W ALG WLY R/W LI 80 77/100 FT S 51 DEG 44 MIN 51 SEC W ALG WLY R/W LI 1150 FT N 39 DEG 26 MIN 8 SEC W 1222 59/100 FT TO ELY R/W LI CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 1040 FT TO POB OR 5815 P 1986 SEC 5/8 T 5N R 30



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

April 16, 2015

Hon. Wendell Hall
Attn: Civil Division
PO Box 7129
Milton, FL 32572

Dear Sheriff:

Enclosed are the Notices of Application for Tax Deeds for our June 1, 2015 Tax Deed sale. Please serve the persons indicated on each of the notices. This service must take place no later than Monday, May 11, 2015 in order to comply with Florida Statutes.

Please find check enclosed for these services. Please call me if you have any questions. Thank you for your assistance and have a great day.

Very truly yours,

Hon Pam Childers
Clerk of the Circuit Court

By:

Emily Hogg
Deputy Clerk



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA



NON-ENFORCEABLE RETURN OF SERVICE

Document Number: SRSO15CIV002287NON

Agency Number:

Court: CIRCUIT

County: ESCAMBIA

Case Number: 07378

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Plaintiff: PAM CHILDERS CLERK OF COURT ESCAMBIA COUNTY
Defendant: DMT HOLDINGS LLC

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

OTHER

Received the above named WRIT on 4/20/2015 at 1:11 PM, to be served to DMT HOLDINGS LLC and served the same at 1:50 PM on 4/21/2015 in Santa Rosa as follows:

NOTICE POSTED, PER INSTRUCTIONS, ON THE ABOVE DATE AND TIME.

Wendell Hall, Sheriff
Santa Rosa

By: _____

J. ATKINS,

Service Fee: \$40.00

Receipt No: 30130-15-D

Printed By: BBM

WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON June 1, 2015, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **USAMERIBANK REF 25 SKIDOO LLC** holder of **Tax Certificate No. 07378**, issued the **1st day of June, A.D., 2013** 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:

(see attached)

SECTION 08, TOWNSHIP 5 N, RANGE 30 W

TAX ACCOUNT NUMBER 111776000 (15-414)

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

DMT HOLDINGS LLC

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 Monday** in the month of June, which is the **1st day of June 2015**.

Dated this 30th day of April 2015.

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.

Personal Services:

DMT HOLDINGS LLC
8668 NAVARRE PKWY #321
NAVARRE FL 32566

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

RECEIVED
SANTA ROSA COUNTY
SHERIFF'S OFFICE
2015 APR 20 P 1:11

LEGAL DESCRIPTION

BEG AT SW COR OF SEC S 86 DEG 20 MIN 32 SEC E ALG S LI OF SEC 1677 27/100 FT TO ELY R/W LI OF CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 356 57/100 FT TO SLY R/W LI OF FRONT ST (40 FT R/W) FOR POB S 68 DEG 53 MIN 50 SEC E ALG SLY R/W LI 470 83/100 FT S 42 DEG 55 MIN 56 SEC E 12 25/100 FT S 47 DEG 04 MIN 04 SEC W 175 FT S 42 DEG 55 MIN 56 SEC E 78 14/100 FT S 42 DEG 57 MIN 27 SEC E 277 93/100 FT S 61 DEG 03 MIN 04 SEC E 272 19/100 FT N 47 DEG 06 MIN 29 SEC E 90 08/100 FT TO SLY R/W OF FRONT ST S 42 DEG 55 MIN 40 SEC E ALG R/W 689 83/100 FT TO WLY R/W LI OF JEFFERSON AVE (50 FT R/W) S 43 DEG 13 MIN 0 SEC W ALG WLY R/W LI 80 77/100 FT S 51 DEG 44 MIN 51 SEC W ALG WLY R/W LI 1150 FT N 39 DEG 26 MIN 8 SEC W 1222 59/100 FT TO ELY R/W LI CSX RR (100 FT R/W) N 22 DEG 33 MIN 15 SEC E ALG ELY R/W LI 1040 FT TO POB OR 5815 P 1986 SEC 5/8 T 5N R 30



SANTA ROSA COUNTY SHERIFFS OFFICE
SANTA ROSA COUNTY, FLORIDA
CIVIL RECEIPT - NON-ENFORCEABLE



Document Number: SRSO15CIV002287NON

Receive Date: 4/20/2015 1:11 PM

Agency Number:

Clerk ID: SRSO00PER000266

Type of Process: WARNING NOTICE OF APPLICATION FOR TAX DEED

Plaintiff: PAM CHILDERS

CLERK OF COURT

ESCAMBIA COUNTY

Defendant: DMT HOLDINGS LLC

Case Number: 07378

Court Name: CIRCUIT

County: ESCAMBIA

Appear On: 6/1/15

Attorney/Agent:

ESCAMBIA CO CLERK OF COURT
TAX DEED DIVISION

P.O. BOX 333
PENSACOLA, FL 32591-0333

Deposits & Fees:

Service Fee: \$40.00

+ Other Fees:

Total Fees: \$40.00

Deposit Amount: \$40.00

Check No. 900022933

Receipt No. 30130-15-D

Refund Amount:

Check No.

Receipt No.

Refund Date:

By: Wendell Hall
Received By



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

13TD01378

December 31, 2015

DMT Holdings LLC
15667 Marine Dr
White Rock BC V4B1E3

To Whom it May Concern,

Our records indicate that a refund check was mailed to you in relation to a Tax Deed case. The property was either sold or redeemed. The Escambia County check #900023010 in the amount of \$2,666.67 has not been cashed. State law requires us to report and remit the funds to the State if you have not claimed your property. To claim your property, you will be asked to sign an affidavit. Please check the appropriate box below, sign in the space provided, and return this to us no later than two weeks from the date of this letter.

- ☐ The above address information is correct and I do not wish to claim the monies.
- ☐ The above address information is incorrect. Please forward an affidavit to the following address: _____
- ☐ The original check has been found and is being returned to your office. Once the check is received, a new check will be issued to me.
- ☐ Other (please provide an explanation below or attach a separate explanation).

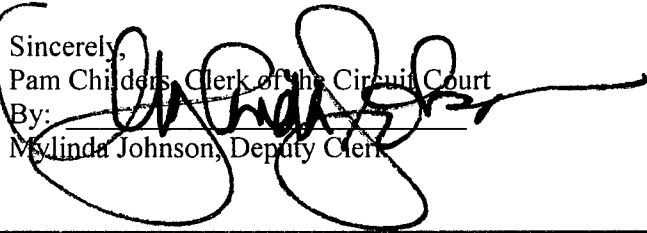
Signature

Date

Your prompt attention and assistance is appreciated. Please return to the following address:

Clerk of the Circuit Court
Official Records
221 Palafox Place, Ste 110
Pensacola, FL 32502

If no response is received from you within two weeks from the date of this letter, we will report and remit your monies to the State of Florida Unclaimed Properties Division. If you have any questions, please contact Mylinda Johnson at 850-595-4813.

Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

13/07378

Clerk of Courts • County Comptroller • Clerk of the Board of County Commissioners • Recorder •

January 6, 2017

DMT Holdings LLC
15667 Marine Dr
White Rock BC V4B1E3

To Whom it May Concern,

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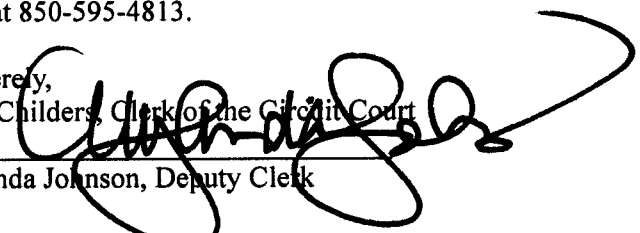
Signature

Date

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Sincerely,
Pam Childers, Clerk of the Circuit Court
By: 
Mylinda Johnson, Deputy Clerk