

19-205

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800671

Date of Tax Deed Application
Aug 28, 2018

This is to certify that **TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER**, holder of **Tax Sale Certificate Number 2016 / 6020**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **10-4460-653**

Cert Holder:
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

Property Owner:
ZHU JINXI
1106 YARWOOD CT
SAN JOSE, CA 95128
UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOME S
PB 13 P 85 A & B OR 6996 P 238

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, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2016/6020	10-4460-653	06/01/2016	1,759.93	88.00	1,847.93

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/6042	10-4460-653	06/01/2018	2,288.46	6.25	114.42	2,409.13
2017/5975	10-4460-653	06/01/2017	2,023.30	6.25	101.17	2,130.72

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

6,387.78

0.00

0.00

200.00

175.00

6,762.78

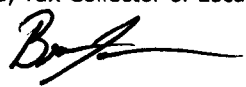
Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 4th day of September, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: March 4, 2019

By 

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
10-4460-653 2016

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800671

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
10-4460-653	2016/6020	06-01-2016	UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOME S PB 13 P 85 A & B OR 6996 P 238

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
TLGFY, LLC CAPITAL ONE, N.A., AS COLLATER
PO BOX 54347
NEW ORLEANS, LA 70154

08-28-2018
Application Date

Applicant's signature



Chris Jones

Escambia County Property Appraiser

Real Estate
Search

Tangible Property
Search

Sale
List

Amendment 1/Portability
Calculations

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information	
Reference:	153S321900062008
Account:	104460653
Owners:	ZHU JINXI
Mail:	1106 YARWOOD CT SAN JOSE, CA 95128
Situs:	15938 INNERARITY POINT RD 32507
Use Code:	SINGLE FAMILY - TOWNHOME
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$45,000	\$120,681	\$165,681	\$124,968
2017	\$45,000	\$100,800	\$145,800	\$113,608
2016	\$45,000	\$72,000	\$117,000	\$103,280
Disclaimer				
Amendment 1/Portability Calculations				
➤ File for New Homestead Exemption Online				

Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/29/2013	6996	238	\$69,900	WD	View Instr
06/27/2012	6879	453	\$1,300,000	WD	View Instr
01/2005	5568	665	\$100	WD	View Instr
05/2004	5408	689	\$2,500,000	WD	View Instr
12/1994	3698	726	\$1,164,800	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2018 Certified Roll Exemptions	
None	
Legal Description	
UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOMES PB 13 P 85 A & B OR 6996 P 238	
Extra Features	
None	

Parcel Information

Section Map Id:
[15-3S-32-3](#)

Approx. Acreage:
0.0188

Zoned:
LDR

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

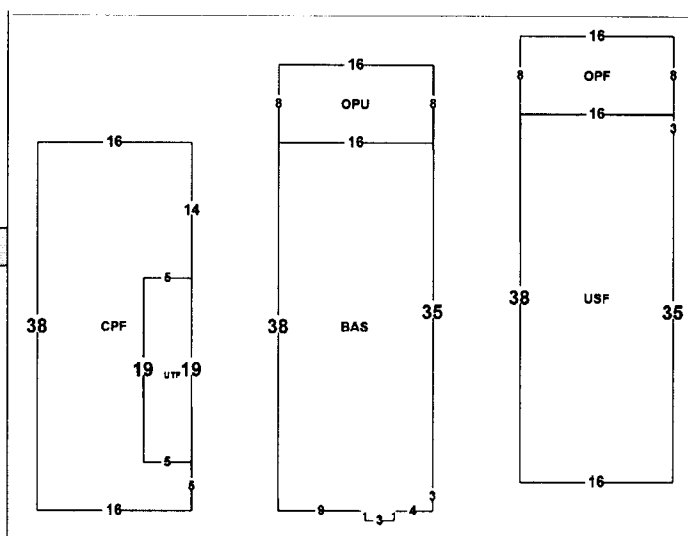
[View Florida Department of Environmental Protection \(FDEP\) Data](#)

Buildings	
Address: 15938 INNERARITY POINT RD, Year Built: 2006, Effective Year: 2006	
Structural Elements	
DECOR/MILLWORK-ABOVE AVERAGE	
DWELLING UNITS: 1	
EXTERIOR WALL SIDING-LAP AAVG	
FLOOR COVER-CARPET	

FOUNDATION-PILINGS
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-9
NO. STORIES-2
ROOF COVER-ENAMEL METAL
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

 Areas - 2083 Total SF

BASE AREA - 611
CARPORT FIN - 513
OPEN PORCH FIN - 128
OPEN PORCH UNF - 128
UPPER STORY FIN - 608
UTILITY FIN - 95



Images

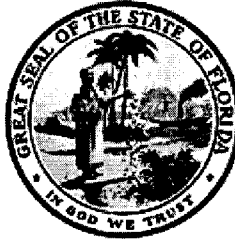


6/29/16

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:09/11/2018 (tc.23150)

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 104460653 Certificate Number: 006020 of 2016**

Payor: JINXI K ZHU 4554 RUTHERFORD DR MARIETTA GA 30062 Date 11/30/2018

Clerk's Check #	9516006489	Clerk's Total	\$497.25
Tax Collector Check #	1	Tax Collector's Total	\$7,479.12
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$8,076.37

7223.61

**PAM CHILDERS
Clerk of the Circuit Court**

Received By
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2016 TD 006020

Redeemed Date 11/30/2018

Name JINXI K ZHU 4554 RUTHERFORD DR MARIETTA GA 30062

Clerk's Total = TAXDEED	\$497.25	
Due Tax Collector = TAXDEED	\$7,479.12	7223.61
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 104460653 Certificate Number: 006020 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/04/2019	Redemption Date 11/30/2018
Months	7	3
Tax Collector	\$6,762.78	\$6,762.78
Tax Collector Interest	\$710.09	\$304.33
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,479.12	\$7,073.36 TC
Record TDA Notice	\$0.00	\$0.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$20.25
Total Clerk	\$497.25	\$470.25 CL
Release TDA Notice	\$0.00	\$0.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$8,076.37	\$7,543.61
	Repayment Overpayment Refund Amount	\$532.76
Book/Page		

Notes



Scott Lunsford • Escambia County Tax Collector

EscambiaTaxCollector.com

facebook.com/ECTaxCollector

twitter.com/escambiatc



SCAN TO PAY ONLINE

2018 Real Estate Property Taxes

Notice of Ad Valorem and Non-Ad Valorem Assessments

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
10-4460-653	06		153S321900062008

ZHU JINXI
1106 YARWOOD CT
SAN JOSE, CA 95128

PROPERTY ADDRESS:
15938 INNERARITY POINT RD

EXEMPTIONS:

19-205

PRIOR YEAR(S) TAXES OUTSTANDING

16/06020

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	124,968	0	124,968	826.85
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	165,681	0	165,681	352.07
BY STATE LAW	4.2000	165,681	0	165,681	695.86
WATER MANAGEMENT	0.0338	124,968	0	124,968	4.22
SHERIFF	0.6850	124,968	0	124,968	85.60
M.S.T.U. LIBRARY	0.3590	124,968	0	124,968	44.86
TOTAL MILLAGE	14.0193			AD VALOREM TAXES	\$2,009.46

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS
UNIT 62 BLDG H AMENDED PLAT OF INNERARITY TOWNHOMES PB 13 P 85 A & B OR 6996 P 2 See Additional Legal on Tax Roll	FP FIRE PROTECTION 125.33
	II INNERRATTY ISLAND ROAD PAVING 91.85
	NON-AD VALOREM ASSESSMENTS \$217.18

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$2,226.64

If Paid By Please Pay	Nov 30, 2018 2,137.57	Dec 31, 2018 2,159.84	Jan 31, 2019 2,182.11	Feb 28, 2019 2,204.37	Mar 31, 2019 2,226.64
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RETAIN FOR YOUR RECORDS

2018 Real Estate Property Taxes

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford

Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

**PRIOR YEAR(S) TAXES
OUTSTANDING**

ZHU JINXI
1106 YARWOOD CT
SAN JOSE, CA 95128

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY	Nov 30, 2018 2,137.57
AMOUNT IF PAID BY	Dec 31, 2018 2,159.84
AMOUNT IF PAID BY	Jan 31, 2019 2,182.11
AMOUNT IF PAID BY	Feb 28, 2019 2,204.37
AMOUNT IF PAID BY	Mar 31, 2019 2,226.64

DO NOT FOLD, STAPLE, OR MUTILATE

1104460653 2018 8



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

December 11, 2018

TLGFY LLC CAPITAL ONE NA AS COLLATER
PO BOX 54347
NEW ORLEANS LA 70154

Dear Certificate Holder:

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

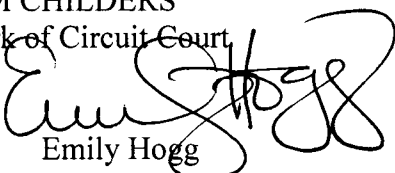
TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 006020	\$450.00	\$20.25	\$470.25
2016 TD 001680	\$450.00	\$20.25	\$470.25
2016 TD 001731	\$450.00	\$33.75	\$483.75
2016 TD 001448	\$450.00	\$27.00	\$477.00

TOTAL \$1,901.25

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-205

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14905

December 6, 2018

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 County, , solely as revealed by records maintained from 12-06-1998, through 12-06-2018, and said search reveals the following:

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

Jinxi Zhu

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

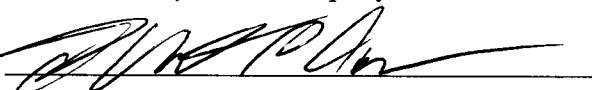
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

December 6, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14905

December 6, 2018

Lot 62, Building H, Amended Plat of Innerarity Townhomes, as per plat thereof, recorded in Plat Book 13, Page 85-A and 85-B, of the Public Records of County,

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14905

December 6, 2018

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

1. Subject to interest of Innerarity Townhomes Association.
2. Taxes for the year 2015-2017 delinquent. The assessed value is \$165,681.00. Tax ID 10-4460-653.

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: rcsgrt@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 3-4-2019

TAX ACCOUNT NO.: 10-4460-653

CERTIFICATE NO.: 2016-6020

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

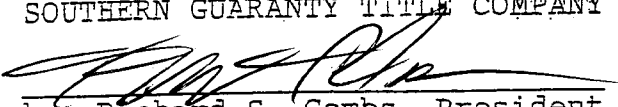
 X Homestead for tax year.

Jinxi Zhu
4554 Rutherford Dr.
Marietta, GA 30062
and
15938 Innerarity Point Rd.
Pensacola, FL 32507

Innerarity Townhome Assoc.
5615 Bauer Rd.
Pensacola, FL 32507

Certified and delivered to Escambia County Tax Collector,
this 7th day of December, 2018.

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.

Return to:	
Name:	SETCO Services, LLC - Perdido Key
Address:	14620 Perdido Key Dr. Suite 100 Pensacola, FL 32507
This Instrument Prepared:	
	R. Jeffrey Bell, Esq.
	SETCO Services, LLC - Perdido Key
	14620 Perdido Key Dr. Suite 100 Pensacola, FL 32507

Documentary Stamp Taxes were collected in the amount of
(\$489.30) based on the purchase price amount of
(\$69,900.00)

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Pollo) Number(s):15-38-32-1900-062-008
File No: P00575

SPECIAL WARRANTY DEED
(Corporation)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

This Warranty Deed Made March 29, 2013, by SE Property Holdings, LLC, an Ohio
Limited Liability Company, hereinafter referred to as the Grantor, whose post office address is:
50 North Third Street, Newark, OH 43055, to

Jinxi Zhu, hereinafter referred to as the Grantee, whose post office address is: 6909 West
Riverside Way, San Jose, CA 95129

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 Dollars and
other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land
situate in Escambia County, Florida, viz:

Lot 62, Building H, Amended Plat of Innerarity Townhomes, according to the map or plat thereof,
as recorded in Plat Book 13, Page(s) 85-A and 85-B, of the Public Records of Escambia County,
Florida.

The property is not the homestead of the Grantor.

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

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said
land in fee simple; that the Grantor has good right and lawful authority to sell and convey said
land; that the Grantor hereby fully warrants the title to said land and will defend the same against
the lawful claims through or under Grantor, but not otherwise; and that said land is free of all
encumbrances, except taxes accruing subsequent to January 1, 2013 reservations, restrictions and
easements of record, if any.

**GRANTOR HAS NEVER OCCUPIED THE PROPERTY. GRANTEE BY
ACCEPTANCE OF THIS DEED SPECIFICALLY ACKNOWLEDGES THAT NEITHER
GRANTOR NOR ANYONE ON BEHALF OF GRANTOR MAKES ANY
WARRANTIES, COVENANTS OR REPRESENTATIONS TO GRANTEE, EITHER
EXPRESS OR IMPLIED, OF ANY NATURE OR KIND OR VALUE, INCLUDING,
WITHOUT LIMITATION, THOSE OF MERCHANTABILITY, HABITABILITY OR
FITNESS FOR A PARTICULAR PURPOSE IN RESPECT TO THE PROPERTY AND
IT IS EXPRESSLY UNDERSTOOD THAT THE PROPERTY IS BEING CONVEYED IN
AN "AS IS" AND "WITH ALL FAULTS" CONDITION. BY ACCEPTANCE OF THIS**

DEED, GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS, IMPLIED OR STATUTORY. GRANTEE AFFIRMS THAT THERE ARE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED OR STATUTORY, EXCEPT THOSE ASSOCIATED WITH TITLE AS GIVEN IN THE PRECEDING PARAGRAPH.

GRANTOR SHALL HAVE NO LIABILITY-FOR AND THE GRANTEE HAS AGREED TO INDEMNIFY SELLER FROM ANY AND ALL LIABILITY, CAUSES OF ACTION, CLAIMS, DEMANDS, DAMAGES, INJURIES, COSTS AND EXPENSES (INCLUDING REASONABLE ATTORNEYS FEES) (COLLECTIVELY "LIABILITY") RELATED TO THE PROPERTY WHICH ARE INCURRED, MADE OR ASSERTED AGAINST GRANTOR OR AGAINST THE PROPERTY, INCLUDING WITHOUT LIMITATION LIABILITY INCURRED, MADE OR ASSERTED AFTER THE DATE OF THIS DEED, RELATING TO ENVIRONMENTAL CONDITIONS, VIOLATIONS OR REMEDIAL COSTS, INCLUDING, WITHOUT LIMITATION, THOSE COSTS WHICH RESULT FROM THE SOLE OR CONCURRENT NEGLIGENCE OF GRANTOR. GRANTEE SHALL HAVE NO RIGHT OR CLAIM AGAINST GRANTOR FOR DAMAGES, RESCISSION OF THE SALE, REDUCTION OF THE SALES PRICE OR OTHERWISE BECAUSE OF THE PHYSICAL CONDITION OF THE PROPERTY (INCLUDING WITHOUT LIMITATION, ITS ENVIRONMENTAL CONDITION), ANY SUCH RIGHT OR CLAIM BEING HEREBY EXPRESSLY WAIVED BY GRANTEE. THE WAIVERS AND EXCULPATION PROVIDED ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON ALL SUCCESSORS AND ASSIGNS OF GRANTEE AND ALL OTHER OPERATORS OF THE PROPERTY.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness No.1 Signature: Tammy T. Dietz

Printed Name: Tammy T. Dietz

SE Property Holdings, LLC,
an Ohio Limited Liability Company

Witness No. 2 Signature: Kyle M. Cooper

Printed Name: KYLE M. COOPER

BY: Brett Baumeister
ITS: Vice President

STATE OF OHIO
COUNTY OF MIAMI

The foregoing instrument was acknowledged before me this the 29 day of March, 2013, by Brett Baumeister, as Vice President of SE Property Holdings, LLC, an Ohio Limited Liability Company who is known to me or who has produced _____ as photo identification.

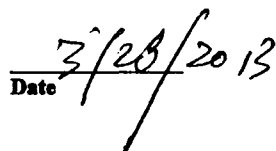


(AFFIX NOTARY SEAL HERE)
ANGELA L. SCHULTZ, Notary Public
In and For the State of Ohio
My Commission Expires 5/7/14

Angela L. Schultz
Notary Public
Print Name: Angela L. Schultz
My Commission Expires: May 7, 2014

READ AND APPROVED BY GRANTEE:


Juxi Zhu


Date