

18-488

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1800279

Date of Tax Deed Application
Apr 27, 2018

This is to certify that **BRISINGER FUND 1, LLC**
BRISINGER FUND 1, LLC, holder of **Tax Sale Certificate Number 2016 / 7475**, 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: **12-0787-011**

Cert Holder:
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

Property Owner:
DELGADO FRANK G
2725 SOUTHERN OAKS DR
CANTONMENT, FL 32533

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N
2 DEG 49 MIN 29 SEC W ALG SD R/W L (Full legal attached.)

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
2016/7475	12-0787-011	06/01/2016	491.14	24.56	515.70

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
2017/7290	12-0787-011	06/01/2017	508.18	6.25	59.39	573.82

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.

1,089.52
0.00
458.56
200.00
175.00
1,923.08

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, If Applicable Per Florida Statutes
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By

Jennifer Y. Cassidy

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0787-011 2016

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L I 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD C UR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DE G 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC T O NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SE LY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/1 00 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC O F CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 5 5/100 FT (CH

DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 S EC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 D
EG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WA TERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MI N 3 SEC W ALG LI LAST
TRAVERSED 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO
WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD RIVER 99 FT MORE OR LESS TO PO B OR 2603 P 483 OR 4314 P 365 OR
6576 P 914

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1800279

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108,

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
12-0787-011	2016/7475	06-01-2016	BEG AT INTER OF S LI OF SEC AND E RW LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L I 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD C UR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DE G 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC T O NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SE LY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/1 00 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC O F CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 5 5/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 S EC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 D EG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WA TERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MI N 3 SEC W ALG LI LAST TRAVERSED 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD RIVER 99 FT MORE OR LESS TO PO B OR 2603 P 483 OR 4314 P 365 OR 6576 P 914

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
BRISINGER FUND 1, LLC
BRISINGER FUND 1, LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY, UT 84108

04-27-2018
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[ECPA Home](#)[Real Estate
Search](#)[Tangible Property
Search](#)[Sale
List](#)[Amendment 1/Portability
Calculations](#)[Back](#)[← Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) [→](#)[Printer Friendly Version](#)**General Information**

Reference: 392N312010000007
Account: 120787011
Owners: DELGADO FRANK G
Mail: 2725 SOUTHERN OAKS DR
CANTONMENT, FL 32533
Situs: 6300 BLK RIVER BEND RD
32577

Use Code: VACANT RESIDENTIAL

**Taxing
Authority:** COUNTY MSTU

**Schools
(Elem/Int/High):** MOLINO PARK/ERNEST
WARD/NORTHVIEW

Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$35,000	\$0	\$35,000	\$25,730
2016	\$35,000	\$0	\$35,000	\$23,391
2015	\$35,000	\$0	\$35,000	\$21,265

[Disclaimer](#)[Amendment 1/Portability Calculations](#)[➤ File for New Homestead Exemption Online](#)**Sales Data**

Sale Date	Book	Page	Value	Type	Official Records (New Window)
03/04/2010	6576	914	\$100	QC	View Instr
10/1998	4314	365	\$10,000	WD	View Instr
09/1988	2603	483	\$11,000	SC	View Instr

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

2017 Certified Roll Exemptions

None

Legal Description

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR
(100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W
LI 1478 72/100...

Extra Features

None

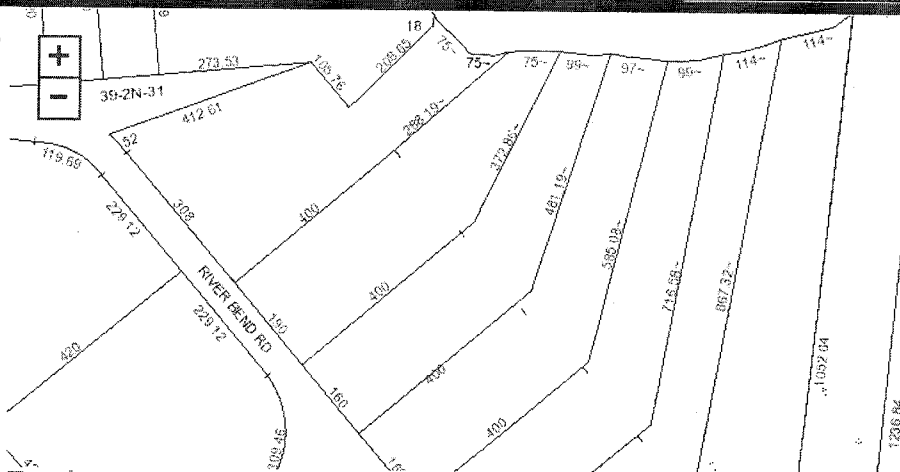
**Parcel
Information****Section Map**

Id:
39-2N-31

**Approx.
Acreage:**
2.4895

Zoned:
RMU

**Evacuation
& Flood
Information**
[Open Report](#)

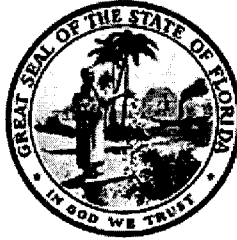
[View Florida Department of Environmental Protection\(DEP\) Data](#)**Buildings**[Images](#)

None

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:05/09/2018 (tc.995)

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**

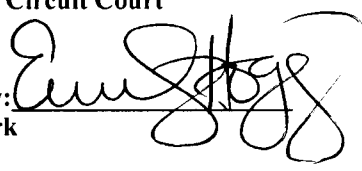
CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 120787011 Certificate Number: 007475 of 2016**

**Payor: EDSSEL F MATTHEWS JR PA 308 S JEFFERSON ST PENSACOLA FL 32502 Date
06/05/2018**

Clerk's Check #	161126	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$2,102.41
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$2,692.91

**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



**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

**Case # 2016 TD 007475
 Redeemed Date 06/05/2018**

Name EDESEL F MATTHEWS JR PA 308 S JEFFERSON ST PENSACOLA FL 32502

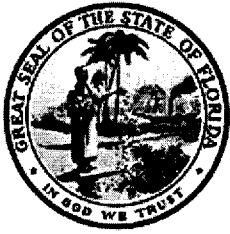
Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$2,102.41
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• 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: 120787011 Certificate Number: 007475 of 2016

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 10/01/2018	Redemption Date 06/05/2018 
Months	6	2
Tax Collector	\$1,923.08	\$1,923.08
Tax Collector Interest	\$173.08	\$57.69
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,102.41	\$1,987.02 ITC
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$40.50	\$13.50
Total Clerk	\$490.50	\$463.50 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$2,692.91	\$2,450.52
	Repayment Overpayment Refund Amount	$\$242.39 + 120 + 200$

\$ 562.39

Notes



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 12, 2018

EDSEL F MATTHEWS JR PA
308 S JEFFERSON ST
PENSACOLA FL 32502

Dear Redeemer,

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 was redeemed by you. A refund of unused fees/interest is enclosed.

If you have any questions, please feel free to give me a call.

CERTIFICATE NUMBER

REFUND

2016 TD 007475

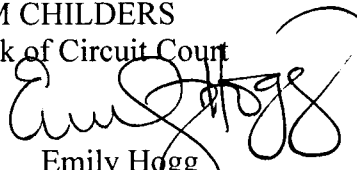
\$562.39

TOTAL \$562.39

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 13, 2018

BRISINGER FUND 1 LLC
1338 S FOOTHILL DRIVE #129
SALT LAKE CITY UT 84108

Dear Certificate Holder:

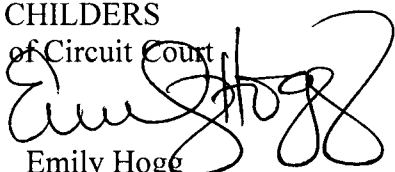
The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property redeemed prior to sale; therefore your application fees are now refundable.

TAX CERT	APP FEES	INTEREST	TOTAL
2016 TD 007475	\$450.00	\$13.50	\$463.50

TOTAL \$463.50

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

18-488

Redeemed

PROPERTY INFORMATION REPORT

File No.: 14487

July 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 Escambia County, Florida, solely as revealed by records maintained from 07-06-1998, through 07-06-2018, and said search reveals the following:

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

Gulf Coast Investments and Properties, 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

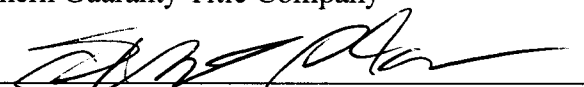
4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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: 

July 6, 2018

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 14487

July 6, 2018

392N312010000007 - Full Legal Description

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SELY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 55/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 DEG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MIN 3 SEC W ALG LI LAST TRAVERSED 372.89 FT S 45 DEG 46 MIN 30 W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD RIVER 99 FT MORE OR LESS TO POB OR 7891 P 976

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 14487

July 6, 2018

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

1. All Taxes Paid. The assessed value is \$35,000.00. Tax ID 12-0787-011.

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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 07-0787-011

CERTIFICATE NO.: 2016-7475

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

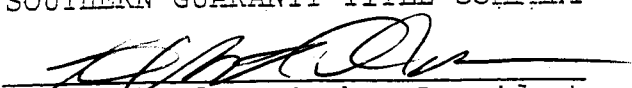
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

Gulf Coast Investments & Properties, LLC
3417A Gulf Breeze Pkwy.
Gulf Breeze, FL 32563

Certified and delivered to Escambia County Tax Collector,
this 9th day of July, 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.

This Document Prepared By and Return to:
Edsel F. Matthews, Jr., P.A.
212 W. Intendencia Street
Pensacola, FL 32502

Parcel ID Number: 392N31-2010-000-007

Warranty Deed

This Indenture, Made this 26th day of April, 2018 A.D., Between Frank G. Delgado
of the County of Escambia, State of Florida, grantor, and

Gulf Coast Investments & Properties, LLC, a Florida limited liability
company, whose address is: 3417-A Gulf Breeze Parkway, Gulf Breeze, FL 32563
of the County of Santa Rosa, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00),
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of Escambia State of Florida to wit:

SEE ATTACHED EXHIBIT "A"

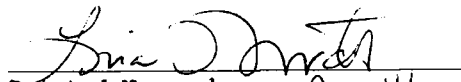
The property herein conveyed is vacant land and DOES NOT constitute the
HOMESTEAD property of the Grantor.

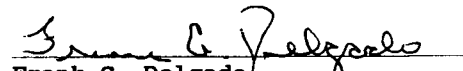
Subject to restrictions, reservations and easements of record, if any,
and taxes subsequent to 2017.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Lisa Novatka
Witness


Frank G. Delgado
P.O. Address: 2725 Southern Oaks Drive, Cantonment, FL 32533


Printed Name: Edsel F. Matthews, Jr.
Witness

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of April, 2018 by Frank G.
Delgado who is personally known to me or who has produced his Florida driver's license as identification.


Notary Public
My Commission Expires: 1 / 1



EXHIBIT "A"
LEGAL DESCRIPTION

A Parcel of land lying in Section 39, Township 2 North, Range 31 West, Escambia County, Florida more particularly described as follows:

Commence at an existing 1 inch capped iron pipe at the intersection of the South line of Section 39, Township 2 North, Range 31 West, Escambia County, Florida and the East right-of-way line of the Louisville and Nashville Railroad (100 feet right-of-way); thence North 02 degrees 49 minutes 29 seconds West along said right-of-way line a distance of 1478.72 feet to a Point of Curvature of a curve concave to the Southwest having a Radius of 2211.00 feet (central angle: 09 degrees 18 minutes 30 seconds); thence Northwesterly along said curve and said right-of-way line an distance of 359.20 feet (chord distance: 358.80 feet; chord bearing: South 06 degrees 17 minutes 40 seconds East); thence North 79 degrees 58 minutes 05 seconds East a distance of 100.67 feet to a point on a curve concave to the Northeast having a Radius of 305.00 feet (central angle: 08 degrees 59 minutes 14 seconds); thence Southeasterly along said curve an arc distance of 47.84 feet (chord distance: 47.79 feet; chord bearing: South 83 degrees 31 minutes 18 seconds East) to a Point of Tangency of said curve; thence South 88 degrees 00 minutes 55 seconds East a distance of 208.62 feet to a Point of Curvature of a curve concave to the Southwest having a Radius of 216.61 feet (central angle: 43 degrees 47 minutes 23 seconds); thence Southeasterly along said curve an arc distance of 165.55 feet (chord distance: 161.55 feet; chord bearing: South 66 degrees 07 minutes 12 seconds East) to a Point of Tangency of said curve; thence South 44 degrees 13 minutes 30 seconds East a distance of 498.00 feet; thence North 45 degrees 46 minutes 30 seconds East a distance of 400.00 feet; thence North 21 degrees 41 minutes 03 seconds East a distance of 372.86 feet more or less to the Waters Edge of Escambia River for the Point of Beginning; thence South 21 degrees 41 minutes 03 seconds West back along last line traversed the distance of 372.86 feet; thence South 45 degrees 46 minutes 30 seconds West a distance of 400.00 feet; thence South 44 degrees 13 minutes 30 seconds East a distance of 160.00 feet; thence North 45 degrees 46 minutes 30 seconds East a distance of 400.00 feet; thence North 14 degrees 21 minutes 19 seconds East a distance of 481.19 feet more or less to the Waters Edge of Escambia River; thence meander Southwesterly along the shoreline of said Escambia River a distance of 99.00 feet more or less to the Point of Beginning.

Together with an easement for ingress and egress as described in the document recorded August 30, 1988 in Official records Book 2596, Page 693, of the Public Records of Escambia County, Florida.