



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1121-37

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	SAVVY FL LLC FTB COLLATERAL ASSIGNEE P.O. BOX 1000 - DEPT, #3035 MEMPHIS, TN 38148-3035	Application date	Feb 22, 2021
Property description	TDF PROPERTIES LLC 4215 N P ST PENSACOLA, FL 32505 1491 NEW CHEMSTRAND RD LT 4 11-0170-284 BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W AL (Full legal attached.)	Certificate #	2018 / 6251
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/6251	06/01/2018	411.78	76.44	488.22
→ Part 2: Total*				488.22

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2020/6305	06/01/2020	410.90	6.25	20.80	437.95
# 2019/5942	06/01/2019	412.79	6.25	20.64	439.68
Part 3: Total*					877.63

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	1,365.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	1,740.85

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:	Escambia, Florida
Signature, Tax Collector or Designee	Date <u>March 2nd, 2021</u>

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>11/01/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on Line 6. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of Line 7, minus Line 6, plus Lines 8 through 12. Enter the amount on Line 13.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W ALG W R/W LI 660 FT S 89 DEG 55 MIN 51 SEC W 243 14/100 FT FOR POB CONT S 89 DEG 55 MIN 51 SEC W 81 FT S 0 DEG 03 MIN 13 SEC E 134 91/100 FT N 89 DEG 56 MIN 47 SEC E 81 FT N 0 DEG 03 MIN 13 SEC W 134 93/100 FT TO POB OR 6204 P 1162

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100053

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035,

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
11-0170-284	2018/6251	06-01-2018	BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W ALG W R/W LI 660 FT S 89 DEG 55 MIN 51 SEC W 243 14/100 FT FOR POB CONT S 89 DEG 55 MIN 51 SEC W 81 FT S 0 DEG 03 MIN 13 SEC E 134 91/100 FT N 89 DEG 56 MIN 47 SEC E 81 FT N 0 DEG 03 MIN 13 SEC W 134 93/100 FT TO POB OR 6204 P 1162

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, property information 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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
P.O. BOX 1000 - DEPT, #3035
MEMPHIS, TN 38148-3035

02-22-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Nav. Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information	
Reference:	141N307002004003
Account:	110170284
Owners:	TDF PROPERTIES LLC
Mail:	4215 N P ST PENSACOLA, FL 32505
Situs:	1491 NEW CHEMSTRAND RD LT 4 32533
Use Code:	MOBILE HOME
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
2020	\$11,875	\$4,681	\$16,556	\$16,556
2019	\$11,875	\$4,273	\$16,148	\$16,148
2018	\$11,875	\$4,070	\$15,945	\$15,945

Disclaimer
Market Value Breakdown Letter
Tax Estimator
File for New Homestead Exemption Online
Report Storm Damage

Sales Data						2020 Certified Roll Exemptions
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
08/2007	6204	1162	\$232,000	WD		Legal Description BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W ALG W R/W LI 660...
06/2007	6165	1309	\$275,000	WD		
05/1995	3773	213	\$100	WD		
02/1990	2822	459	\$7,800	WD		
06/1984	1939	1000	\$5,800	SC		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features None


Parcel Information	Launch Interactive Map
Section Map Id: 14-1N-30 Approx. Acreage: 0.2509 Zoned: LDR Evacuation & Flood Information Open Report	
View Florida Department of Environmental Protection (DEP) Data	

Buildings

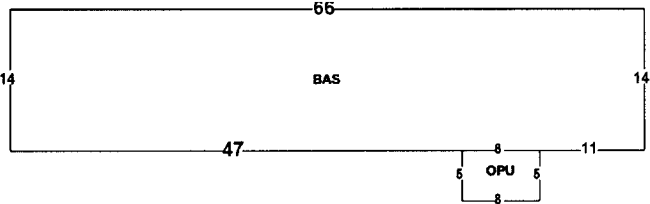
Address:1491 NEW CHEMSTRAND RD LT 4, Year Built: 1984, Effective Year: 1984, PA Building ID#: 123686

Structural Elements


DWELLING UNITS-1
MH EXTERIOR WALL-VINYL/METAL
MH FLOOR FINISH-CARPET
MH FLOOR SYSTEM-TYPICAL
MH HEAT/AIR-HEAT & AIR
MH INTERIOR FINISH-PANEL PLYWOOD
MH MILLWORK-TYPICAL
MH ROOF COVER-METAL
MH ROOF FRAMING-GABLE HIP
MH STRUCTURAL FRAME-TYPICAL
NO. PLUMBING FIXTURES-8
NO. STORIES-1
STORY HEIGHT-0

 Areas - 964 Total SF
BASE AREA - 924
OPEN PORCH UNF - 40

Diagram



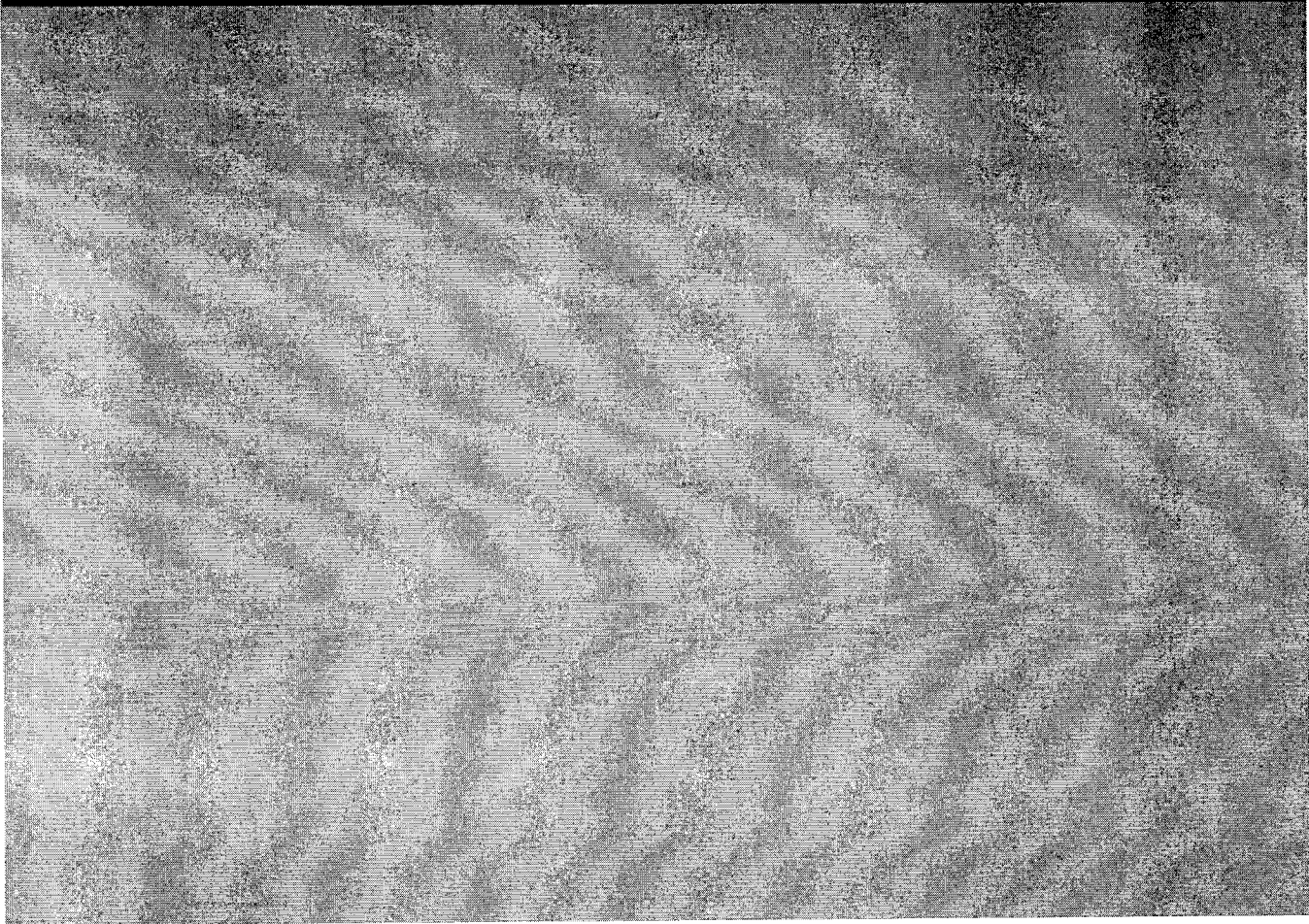
Images



9/2/20

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:03/05/2021 (tc 2685)



NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **SAVVY FL LLC FTB COLLATERAL ASSIGNEE** holder of **Tax Certificate No. 06251**, issued the **1st day of June, A.D., 2018** 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:

BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W ALG W R/W LI 660 FT S 89 DEG 55 MIN 51 SEC W 243 14/100 FT FOR POB CONT S 89 DEG 55 MIN 51 SEC W 81 FT S 0 DEG 03 MIN 13 SEC E 134 91/100 FT N 89 DEG 56 MIN 47 SEC E 81 FT N 0 DEG 03 MIN 13 SEC W 134 93/100 FT TO POB OR 6204 P 1162

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110170284 (1121-37)

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

TDF PROPERTIES 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 November, which is the **1st day of November 2021**.

Dated this 6th day of April 2021.

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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

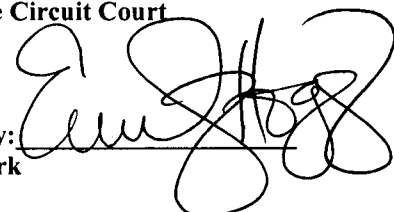
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 110170284 Certificate Number: 006251 of 2018**

Payor: TDF PROPERTIES LLC 4215 N P ST PENSACOLA, FL 32505 Date 08/23/2021

Clerk's Check #	1	Clerk's Total	\$580.05 2092.81
Tax Collector Check #	1	Tax Collector's Total	\$1,982.11
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,589.16

\$ 2109.81

**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 # 2018 TD 006251

Redeemed Date 08/23/2021

Name TDF PROPERTIES LLC 4215 N P ST PENSACOLA, FL 32505

Clerk's Total = TAXDEED	\$530/05	2092.81
Due Tax Collector = TAXDEED	\$1,982.11	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• 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: 110170284 Certificate Number: 006251 of 2018

Redemption ☐ Yes ☒ No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/01/2021"/>	Redemption Date <input type="text" value="08/23/2021"/>
Months	9	6
Tax Collector	<input type="text" value="\$1,740.85"/>	<input type="text" value="\$1,740.85"/>
Tax Collector Interest	\$235.01	\$156.68
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,982.11	\$1,903.78
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$63.05	\$42.03
Total Clerk	\$530.05	\$509.03
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$2,589.16	\$2,429.81 - 120 - 200 = <u>\$2,109.81</u>
	Repayment Overpayment Refund Amount	\$159.35
Book/Page	<input type="text" value="8501"/>	<input type="text" value="1589"/>

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8501, Page 1589, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06251, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 110170284 (1121-37)

DESCRIPTION OF PROPERTY:

**BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0
DEG 0 MIN 0 SEC W ALG W R/W LI 660 FT S 89 DEG 55 MIN 51 SEC W 243 14/100 FT FOR POB
CONT S 89 DEG 55 MIN 51 SEC W 81 FT S 0 DEG 03 MIN 13 SEC E 134 91/100 FT N 89 DEG 56
MIN 47 SEC E 81 FT N 0 DEG 03 MIN 13 SEC W 134 93/100 FT TO POB OR 6204 P 1162**

SECTION 14, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: TDF PROPERTIES LLC

Dated this 23rd day of August 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 11-0170-284 CERTIFICATE #: 2018-6251

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: August 19, 2001 to and including August 19, 2021 Abstractor: Pam Alvarez

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President
Dated: August 30, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

August 20, 2021

Tax Account #:

1. The Grantee(s) of the last deed(s) of record is/are: TDF PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By Virtue of...Warranty Deed recorded 08/22/2007 in OR 6204/1162....

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 11-0170-284

Assessed Value: \$ 16,556

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: NOV 1, 2021

TAX ACCOUNT #: 11-0170-284

CERTIFICATE #: 2018-6251

In compliance with Section 197.522, 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 2020 tax year.

TDF PROPERTIES LLC
4215 N P ST
PENSACOLA, FL 32505

TDF PROPERTIES LLC
1491 NEW CHEMSTRAND RD. LT 4
PENSACOLA, FL 32533

Certified and delivered to Escambia County Tax Collector, this 30th day of August, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

August 30, 2021

Tax Account # 11-0170-284

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT INTER OF N LI OF GOVT LT 7 & W R/W LI OF STATE ROAD 292 (100 FT R/W) S 0 DEG 0 MIN 0 SEC W ALG W R/W LI 660 FT S 89 DEG 55 MIN 51 SEC W 243 14/100 FT FOR POB CONT S 89 DEG 55 MIN 51 SEC W 81 FT S 0 DEG 03 MIN 13 SEC E 134 91/100 FT N 89 DEG 56 MIN 47 SEC E 81 FT N 0 DEG 03 MIN 13 SEC W 134 93/100 FT TO POB OR 6204 P 1162

SECTION 14, TOWNSHIP 1 N, RANGE 30

TAX ACCOUNT NUMBER 11-0170-284 (1121-37)

Recorded in Public Records 08/22/2007 at 09:15 AM OR Book 6204 Page 1162,
Instrument #2007080655, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$1624.00

2007 35.50
175 1624.00

Prepared By:
Margaret T. Stopp, of
Moore, Hill & Westmoreland, P.A.
Post Office Box 13290
Pensacola, Florida 32591-3290

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

THIS WARRANTY DEED made the 1 day of August, 2007, by BRENTON L. ETHERIDGE, a married man, hereinafter called the Grantor (whether singular or plural), to TDF PROPERTIES, LLC, a Florida Limited Liability Company, whose post office address is Post Office Box 17432, Pensacola, Florida 32522, hereinafter called the Grantee (whether singular or plural):

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, to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

THE ABOVE CAPTIONED PROPERTY IS NOT HOMESTEAD WITHIN THE MEANING OF FLORIDA LAW AND GRANTORS' SPOUSES HAVE NO INTEREST IN THE PROPERTY REQUIRING THEIR JOINDER HEREIN.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.

Zoning and other governmental regulations.

Taxes and assessments for 2007 and subsequent years.

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


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

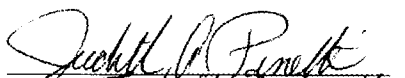
BK: 6204 PG: 1163

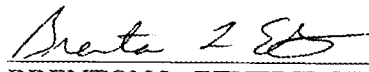
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print: MARGARET T. STAPP


Print: Judith A. Pinette


BRENTON L. ETHERIDGE
Post Office Box 17432
Pensacola, Florida 32522

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 1 day of August, 2007, by Brenton L. Etheridge, who is personally known to me or who has produced N/A as identification and who did not take an oath.

My Commission Expires:


NOTARY PUBLIC



BK: 6204 PG: 1164

BK: 6165 PG: 1312

Exhibit A

Parcel 1:--Begin at the Northwest corner of Section 9, Township 1 South, Range 29 West; thence South 13 degrees 16 minutes 00 seconds East along the West line 717.4 feet; thence South 64 degrees 00 minutes 00 seconds East 2462.4 feet for Point of Beginning; thence continue same course 200.00 feet; thence South 26 degrees 00 minutes 00 seconds West 63.06 feet; thence North 64 degrees 00 minutes 00 seconds West 200.00 feet; thence North 26 degrees 00 minutes 00 seconds East 63.06 feet to the Point of Beginning. Less the Easterly 35.00 feet thereof. All lying and being in Escambia County, Florida.--

Parcel 2:--A triangular tract of land described as follows: Commencing at the Northwest corner of Lot 6, Block 3, Tall Pines according to the plat thereof recorded in Plat Book 3, Page 85 of the Public Records of Escambia County, Florida; thence West along the extension of the North line of said Lot 6, a distance of 226.95 feet to the point of curve of a curve to the right having a radius of 90.72 feet; thence along the said curve to the right a chord distance of 70.55 feet to a point designated as "Point A"; thence commencing at the Southwest corner of the said Lot 6, Block 3, Tall Pines; thence West along the extension of the South line of the said Lot 6 a distance of 375.8 feet to a concrete monument on the East right-of-way line of the L&N Railroad and the point of beginning of the tract to be described; thence Northwesterly along the said right-of-way line a distance of 34.0 feet; thence Northeasterly along a line toward the aforesaid "Point A" a distance of 158 feet, more or less, to the said "Point A"; thence Southwesterly along a line towards the point of beginning a distance of 179.7 feet to the Point of Beginning.--A contiguous parcel described as: Commencing at the Southwest corner of Lot 6, Block 3, Tall Pines, according to the plat thereof recorded in Plat Book 3 at Page 85 of the Public Records of Escambia County, Florida; thence West along the extension of the South line of the said Lot 6; a distance of 375.8 feet to a concrete monument on the Easterly right-of-way line of L&N Railroad; thence Northwesterly along the said right-of-way line a distance of 34.0 feet to the point of beginning of the tract hereinafter described; thence continuing Northwesterly along the said right-of-way line a distance of 196.7 feet; thence Northeasterly at an angle of 90 degrees a distance of 140.0 feet to the Westerly right-of-way line of an existing road; thence Southeasterly at an angle of 90 degrees and along the Westerly right-of-way line of said road a distance of 95.36 feet to the point of curve to the left having a radius of 90.72 feet; thence continuing along the said curve to the left a chord distance of 29.14 feet; thence Southwesterly along a line towards the point of beginning a distance of 158 feet; more or less, to the Point of Beginning. All lying and being in Section 11, Township 1 South, Range 30 West.--

Parcel 3:--That portion of Lot 6, Block "D", ABB Subdivision, a subdivision of a portion of Section 32, Township 1 South, Range 30 West, Escambia County, Florida, according to plat filed in Plat Book 1, at Page 82 of the records of said County, described as follows: Commencing at the Northeast corner of said lot; thence North 90 degrees 00 minutes 00 seconds West, along the North line of said lot, also being the South right-of-way line of Langley Road, (66 foot right-of-way), 181.33 feet for the Point of Beginning; thence continue North 90 degrees 00 minutes 00 seconds West, 32.57 feet to a point in the East right-of-way line of Schwab Road, (66 foot right-of-way); thence South 00 degrees 00 minutes 00 seconds East, along said right-of-way line, 80.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 32.57 feet; thence North 00 degrees 00 minutes 00 seconds West, 80.00 feet to the Point of Beginning. This parcel also referred to as Parcel 10, Gaslight Square.--

Parcel 4:--Lot 9, Fontana Subdivision, a subdivision of Lot E Block 6, ABB Subdivision, Section 31, Township 1 South, Range 30 West, Escambia County, Florida.--

Parcel 5:--Commencing at the intersection of the North line of Government Lot 7, Section 14, Township 1 North, Range 30 West, Escambia County, Florida, and the West right of way line of C.R. #292 (100' R/W); thence South 00 degrees 00 minutes 00 seconds West along said West right of way line for 660 feet to a concrete monument; thence South 89 degrees 55 minutes 51 seconds West for 243.14 feet to an iron pipe and the Point of Beginning; thence continue South 89 degrees 55 minutes 51 seconds West along same course for 81.00 feet to an iron pipe; thence South 00 degrees 03 minutes 13 seconds East for 134.91 feet to an iron pipe; thence North 89 degrees 56 minutes 47 seconds East for 81.00 feet to an iron pipe; thence North 00 degrees 03 minutes 13 seconds West for 134.93 feet to an iron pipe at Point of Beginning.--

Parcel Identification Number: 091S291011 000 001

and

Parcel Identification Number: 111S301101020030

File Number: 403-56

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BK: 6204 PG: 1165 Last Page

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Exhibit A
(Continued)

and

Parcel Identification Number: 321S301901410004

and

Parcel Identification Number: 141N307002004003

and

Parcel Identification Number: 311S306000000009

File Number: 403-56

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