



# 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

0222-32

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	RED OAK ACQUISITIONS LLC 4 WEST RED OAK LN STE 201 SCOTTSDALE, AZ 85261-4900 523 W NINE MILE RD 02-0187-512 PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 (Full legal attached.)	Certificate #	2019 / 493
		Date certificate issued	06/01/2019

## 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)
# 2019/493	06/01/2019	3,684.48	184.22	3,868.70
→ Part 2: Total*				3,868.70

## 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)
# 2020/531	06/01/2020	3,611.00	6.25	180.55	3,797.80
Part 3: Total*					3,797.80

## 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)	7,666.50
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,333.12
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)	11,374.62

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: Candice Lewis  
Signature, Tax Collector or Designee

Escambia, Florida  
Date April 27th, 2021

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>02/07/2022</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.

PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1  
NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2100265

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226,

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
02-0187-512	2019/493	06-01-2019	PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448

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  
CITRUS CAPITAL HOLDINGS, LLC  
CITRUS CAPITAL HOLDINGS FBO SEC PTY  
PO BOX 54226  
NEW ORLEANS, LA 70154-4226

04-16-2021  
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: 101S301102000060

Account: 020187512

Owners: RED OAK ACQUISITIONS LLC

Mail: 4 WEST RED OAK LN STE 201  
SCOTTSDALE, AZ 85261-4900

Situs: 523 W NINE MILE RD 32534

Use Code: VACANT COMMERCIAL 

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	\$236,498	\$0	\$236,498	\$236,498
2019	\$236,499	\$0	\$236,499	\$236,499
2018	\$236,499	\$0	\$236,499	\$236,499

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	
12/13/2016	7639	448	\$77,100	WD		Legal Description	
10/29/2013	7097	1002	\$100	WD		PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A	
09/2005	5739	111	\$250,000	WD		REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1...	
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features	
						None	

**Parcel Information**  
**Section**  
**Map Id:** 10-1S-30-1  
**Approx. Acreage:** 0.7564  
**Zoned:** HC/LI  
**Evacuation & Flood Information**  
[Open Report](#)

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

[Buildings](#)
[Images](#)


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:05/03/2021 (tc.37069)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 00493**, issued the **1st day of June, A.D., 2019** 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:

**PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448**

**SECTION 10, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 020187512 (0222-32)**

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

**RED OAK ACQUISITIONS 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 February, which is the **7th day of February 2022**.

Dated this 14th day of May 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: 020187512 Certificate Number: 000493 of 2019**

**Payor: SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD, SUITE C  
PENSACOLA FL 32534 Date 07/08/2021**

Clerk's Check #	1000538288	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$12,087.06
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$13,701.11</del>

12,060.75

12,077.75

**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 # 2019 TD 000493**

**Redeemed Date 07/08/2021**

**Name SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD, SUITE C PENSACOLA FL 32534**

Clerk's Total = TAXDEED	\$537.05	12,060.75
Due Tax Collector = TAXDEED	\$13,087.06	
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: 020187512 Certificate Number: 000493 of 2019**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="07/08/2021"/> 
Months	10	3
Tax Collector	<input type="text" value="\$11,374.62"/>	<input type="text" value="\$11,374.62"/>
Tax Collector Interest	\$1,706.19	\$511.86
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$13,087.06	<input type="text" value="\$11,892.73"/> TC
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	\$70.05	\$21.02
Total Clerk	\$537.05	<input type="text" value="\$488.02"/> CH
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	\$13,701.11	\$12,397.75
	Repayment Overpayment Refund Amount	\$1,303.36
Book/Page	<input type="text" value="8531"/>	<input type="text" value="501"/>

**Notes**

ACTUAL SHERIFF \$40

## 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 8531, Page 501, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00493, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 020187512 (0222-32)

DESCRIPTION OF PROPERTY:

**PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT  
OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448**

**SECTION 10, TOWNSHIP 1 S, RANGE 30 W**

NAME IN WHICH ASSESSED: RED OAK ACQUISITIONS LLC

Dated this 8th day of July 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 #: 02-0187-512 CERTIFICATE #: 2019-493

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: November 1, 2000 to and including November 1, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: November 2, 2021

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

November 2, 2021

Tax Account #: **02-0187-512**

1. The Grantee(s) of the last deed(s) of record is/are: **RED OAK ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**By Virtue of Special Warranty Deed recorded 12/16/2016 in OR 7639/448**

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) NONE are delinquent.**

**Tax Account #: 02-0187-512**

**Assessed Value: \$236,498.00**

**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): **HOME DEPOT**

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:** FEB 7, 2022

**TAX ACCOUNT #:** 02-0187-512

**CERTIFICATE #:** 2019-493

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**RED OAK ACQUISITIONS, LLC**  
**4 WEST RED OAK LANE, SUITE 201**  
**WHITE PLAINS, NY 10604**

**HOME DEPOT U.S.A., INC.**  
**2455 PACES FERRY ROAD**  
**BUILDING C, 20TH FLOOR**  
**ATLANTA, GA 30339**

Certified and delivered to Escambia County Tax Collector, this 2<sup>nd</sup> day of November, 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**

**November 2, 2021**

**Tax Account #:02-0187-512**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF  
LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448**

**SECTION 10, TOWNSHIP 1 S, RANGE 30W**

**TAX ACCOUNT NUMBER 02-0187-512(0222-32)**

Recorded in Public Records 12/16/2016 4:26 PM OR Book 7639 Page 448,  
Instrument #2016096672, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$35.50 Deed Stamps \$539.70

This instrument prepared by:  
Edwin Weinberg, Esq.  
Sills Cummis & Gross P.C.  
101 Park Avenue, 28<sup>th</sup> Floor  
New York, New York 10178  
(646) 735-3711

Return to:

GrayRobinson P.A.  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801  
Attn: Paul Quinn, Esq.

RETURN TO:  
FIDELITY NATIONAL TITLE  
ATTN: SUE ROBINSON  
5690 W. Cypress Street, Suite A  
Tampa, FL 33607  
File No. 16-32975A

Tax Identification Parcel No. 02-0187-512

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$539.70, based on consideration of \$77,083.00, are being paid in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

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(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 15<sup>th</sup> day of December, 2016, by BRE NON-CORE 1 OWNER NINE MILE SQUARE, LLC, a Delaware limited liability company, whose address is 450 Lexington Avenue, New York, New York 10017 (hereinafter called the "Grantor"), to RED OAK ACQUISITIONS, LLC, a Delaware limited liability company whose address is 4 West Red Oak Lane, Suite 201, White Plains, New York 10604 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Escambia County, Florida (the "Property"), described as follows:

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

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

**BK: 7639 PG: 449**

SUBJECT TO: taxes for the year 2017 and subsequent years which are and assessments not yet due and payable, all easements, rights of way, covenants, conditions, restrictions and other matters of record and any state of facts that would be disclosed by a current accurate survey of the property described hereon.

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 against none other.

[NO FURTHER TEXT ON THIS PAGE]



BK: 7639 PG: 450

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

BRE NON-CORE 1 OWNER NINE MILE  
SQUARE, LLC,  
a Delaware limited liability company

[Signature]  
(signature)  
Name: UNIVERSITY SHAW  
(print)

[Signature]  
(signature)  
Name: Joshua R. Pyne  
(print)

By: [Signature]  
Name: Byron Blount  
Title: Managing Director & VP

STATE OF NEW YORK  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 2016, by Byron Blount, as Managing Director & VP of BRE NON-CORE 1 OWNER NINE MILE SQUARE, LLC, a Delaware limited liability company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Sign Naomi Lyum  
Print Naomi Lyum  
State of New York \_\_\_\_\_ (Seal)

My Commission Expires: 10/13/17

Naomi Lyum  
Notary Public, State of New York  
County of New York  
Commission No. 01LY6212187  
Exp 10/13/2017

**BK: 7639 PG: 451 Last Page**

Exhibit A  
The Property

Parcel "F", HOME DEPOT CENTER, according to the plat thereof as filed in Plat Book 18, Pages 18 and 18A, of the Public Records of Escambia County, Florida.

TOGETHER WITH appurtenant easements benefiting the subject parcel contained in the Restrictive Covenants and Easement Agreement recorded in Official Record Book 5739, Page 116, of the Public Records of Escambia County, Florida.

TOGETHER WITH appurtenant easements benefiting the subject parcel contained in the Restrictive Covenants and Easement Agreement recorded in Official Record Book 5814, Page 124, of the Public Records of Escambia County, Florida.