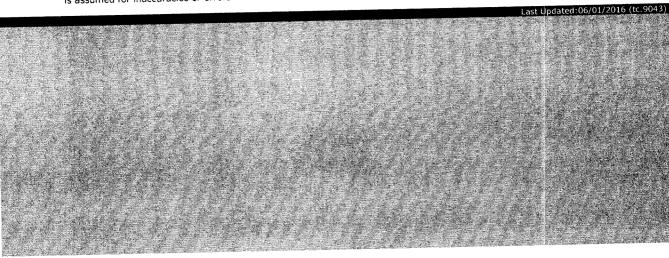


The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.



Real Estate Search

Tangible Property Search

Sale List

Amendment 1/Portability Calculations

Back

Account OReference Navigate Mode

Printer Friendly Version

General Information

Reference: 271S303101005028 031633600

Account: Owners:

SUNCOAST DENTAL LAB OF PENSACOLA

INC

6851 N PALAFOX ST Mail:

PENSACOLA, FL 325037131 6851 N PALAFOX ST 32503

Situs:

Use Code:

STORE, 1 STORY P

Taxing **Authority:**

COUNTY MSTU

Tax

Open Tax Inquiry Window

Inquiry: Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector

Assess	ments			
Year	Land	Imprv	Total	Cap Val
2015	\$11,970	\$53,717	\$65,687	\$65,687
2014	\$11,970	\$50,558	\$62,528	\$62,528
2013	\$31,356	\$48,390	\$79,746	\$79,746

Disclaimer

Amendment 1/Portability Calculations

MLS Listing #476154 **Sales Data**

Official Records (New Window)

View Instr

Sale Date Book Page Value Type 05/1994 3581 343 \$98,000 WD

08/1984 1947 739 \$65,000 WD

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

View Instr

2015 Certified Roll Exemptions

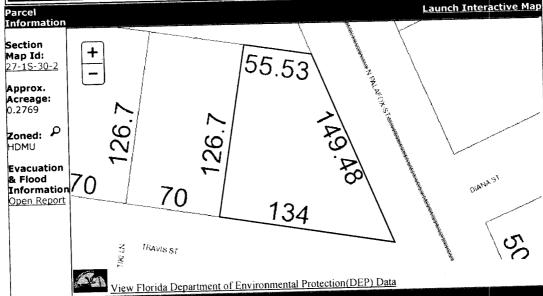
Legal Description

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF

TRAVIS ST 1104 81/100...

Extra Features

CHAINLINK FENCE



Buildings

Address: 6851 N PALAFOX ST, Year Built: 1973, Effective Year: 197

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-METAL-MODULAR FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-UNFINISHED

Tax Collector's Certification

Tax Deed Application Number

1600409

Date of Tax Deed Application May 04, 2016

This is to certify that PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN

US BANK AS CUST FOR PFS FINANCIAL 1 LLC, holder of Tax Sale Certificate Number 2014 / 1324, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: 03-1633-600

Cert Holder:

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN US BANK AS CUST FOR PFS FINANCIAL 1 LLC 50 SOUTH 16TH ST, STE 2050 PHILADELPHIA, PA 19102

Property Owner:
SUNCOAST DENTAL LAB OF
PENSACOLA INC
6851 N PALAFOX ST
PENSACOLA, FL 32503-7131

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1Full 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
2014/1324	03-1633-600	06-01-2014	1,481.01	74.05	1,555.06

Certificates redeemed by applicant or included (County) in connection with this tax deed application: Tax Collector's **Face Amount Account** Interest Total of Certificate Fee Number Sale Date Certificate Year/Number 1,241.64 6.25 58.83 06-01-2015 1,176.56 03-1633-600 2015/1455

Amounts Certified by Tax Collector (Lines 1-7):	Total Amount Paid
Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant	2,796.70
Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	1167.49
	200.00
Ownership and Encumbrance Report Fee Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
	4,339.19
7. Total (Lines 1 - 6) 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	6.25
19. Total Amount to Redeem	

Done this the 24th day of May, 2016 Janet Holley, Tax Collector of Escambia County,

Date of Sale:

03-1633-600

5 December 2016

2014

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

.

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1104 81/100 FT FOR POB CONT SAME COURSE 134 84/100 FT TO WLY R/W LI OF OLD PALAFOX H/W NWLY ALG R/W LI 149 48/100 FT 57 DEG 57 MIN 15 SEC LEFT 55 53/100 FT 90 DEG LEFT 126 7/10 FT TO POB OR 3581 P 343 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 15 R 30

Application Number 1600409

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

PFS FINANCIAL 1, LLC U.S. BANK, CUSTODIAN/PFS FINAN

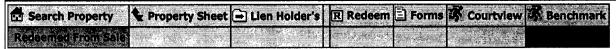
US BANK AS CUST FOR PFS FINANCIAL 1 LLC

50 SOUTH 16TH ST, STE 2050 PHILADELPHIA, PA 19102

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

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

Electronic signature on file		05-04-2016	
Applicant's Signature		Date	





PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 031633600 Certificate Number: 001324 of 2014

Redemption Yes >	Application Date 05/04/2016	Interest Rate 18%
	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/05/2016	Redemption Date 09/14/2016
Months	7	4
Tax Collector	\$4,339.19	\$4,339.19
Tax Collector Interest	\$455.61	\$260.35
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$4,801.05	\$4,605.79
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$47.25	\$27,00
Total Clerk	\$497.25	\$477.00 CH
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$5,398.30	\$5,082.79
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Repayment Overpayment Refund Amount	\$315.51

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 # 2014 TD 001324 Redeemed Date 09/14/2016

Name SUNCOAST DENTAL LAB OF PENSACOLA INC 6851 N PALAFOX ST PENSACOLA, FL 325037131

Clerk's Total = TAXDEED	\$4 97.2 5
Due Tax Collector = TAXDEED	\$4,801.05
Postage -TD2	\$60,00
ResearcherCopies ≥ TQ6	\$40(d o
• F	or Office Use Only

Date Docket Desc Amount Owed Amount Due Payee Name

FINANCIAL SUMMARY

No Information Available - See Dockets

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: 031633600 Certificate Number: 001324 of 2014

Payor: SUNCOAST DENTAL LAB OF PENSACOLA INC 6851 N PALAFOX ST PENSACOLA, FL 325037131 Date 09/14/2016

Clerk's Check #	1	Clerk's Total	\$497,25	
Tax Collector Check #	1	Tax Collector's Total	\$4\801.05	
Section 1997 (Section 1997) and the section 1997 (Section 1997) an		Postage	\$60.00	1 770
		Researcher Copies	\$40.00	66.19
		Total Received	\$5,398.30	2.79

PAM CHILDERS
Clerk of the Circuit Court

Received Byt 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 and Comptroller, Escambia County

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

September 21, 2016

PFS FINANCIAL 1 LLC 50 SOUTH 16TH ST STE 2050 PHILADELPHIA PA 19102

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
2014 TD 001324	\$450.00	\$27.00	\$477.00

TOTAL \$477.00

Very truly yours,

PAM CHILDERS

Clerk of Circuit Court

By: (Consider II)

Tax Deed Division

BK: 6022 PG: 703 Last Page

EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF LOT 31, NATIONAL LAND SALES COMPANY'S SUBDIVISION IN SECTIONS 25 AND 27, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN DEED BOOK 89 AT PAGE 226 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 15 FEET; THENCE CONTINUE SOUTH ALONG THE WEST LINE OF SAID LOT 31 FOR 635.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE RUN EAST, DEFLECTING AT AN ANGLE OF 89 DEGREES 49' TO THE LEFT AND ALONG THE SOUTH LINE OF SAID LOT 31 FOR 135.0 FEET; THENCE RUN NORTH AT RIGHT ANGLES FOR 60.0 FEET; THENCE RUN EAST AT RIGHT ANGLES AND ALONG THE NORTH LINE OF TRAVIS STREET FOR 1104.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE 134.84 FEET TO THE WESTERLY RIGHT OF WAY LINE OF OLD PALAFOX HIGHWAY; THENCE RUN NORTHWESTERLY DEFLECTING AT AN ANGLE OF 122 DEGREES 02'45" TO THE LEFT AND ALONG SAID RIGHT OF WAY LINE FOR 149.48 FEET; THENCE RUN WEST DEFLECTING AT AN ANGLE OF 57 DEGREES 57'15" TO THE LEFT FOR 55.53 FEET; THENCE RUN WEST DEFLECTING AT AN ANGLE OF 57 DEGREES 57'15" TO THE LEFT FOR 55.53 FEET; THENCE SOUTH, DEFLECTING 90 DEGREES TO THE LEFT FOR 126.70 FEET TO THE POINT OF BEGINNING.

1	MORTG	AGE
-	(Continu	(bet

Loan No: 56077138 Page 8 GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS. GRANTOR: SUNCOAST DENTAL LAB OF PENSACOLA, INC. HERMAN BROOKS, Pres INT OF SUNCOAST DENTAL LAB OF PENSACOLA, Genar Emitt RONALD E. MILLS, PENSACOLA, INC. Vice President of SUNCOAST DENTAL LAB OF WITNESSES: CORPORATE ACKNOWLEDGMENT STATE OF __FLORIDA) SS COUNTY OF __ESCAMBIA 1 king Acknowledgment) (Name of Acknowledger Typed, Printed or Stamped) CHARLES F. JAMES, IV State of Florida My Comm. Exp. Oct. 27, 2010 Comm. # DD 570108 (Title or Rank) (Serial Number, if any) CORPORATE ACKNOWLEDGMENT STATE OF FLORIDA 1 1 55 COUNTY OF __ESCAMBIA) The foregoing instrument was acknowledged before me this 24th day of OCTOBER , 20 06 by RONALD E. MILLS, Vice President of SUNCOAST DENTAL LAB OF PENSACOLA, INC., a Florida corporation, on behalf of the corporation. He or she is personally known to me or has produced driver's license as identification and did / did not take an oath. (Signature of Person Taking Acknowledgment) CHARLES F. JAMES, IV State of Florida My Comm. Exp. Oct. 27, 2010 Comm. # DD 570108 (Name of Acknowledger Typed, Printed or Stamped) (Title or Rank) (Serial Number, if any)

RECORDATION REQUESTED BY:

Compass Bank
PEN NORTH DAVIS
6701 NORTH DAVIS HIGHWAY
PENSACOLA, FL 32504

WHEN RECORDED MAIL TO:

Compass Bank, Attn: Loan Operations P. O. Box 10343 Birmingham, AL 35203

This Mortgage prepared by:

CLARK, PARTINGTON, HART, LARRY, BOND, & STACKHOUSE

Name: Company: Address:

Attorneys At Law Post Office Box 13010 Pensacola, Florida 32591-3010



065000000000000560771380ALS0745

MORTGAGE

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$100,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated October 24, 2006, is made and executed between SUNCOAST DENTAL LAB OF PENSACOLA, INC., A FLORIDA CORPORATION (referred to below as "Grantor") and Compass Bank, whose address is 6701 NORTH DAVIS HIGHWAY, PENSACOLA, FL 32504 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in end to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royetties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in ESCAMBIA County, State of Florida:

SEE ATTACHED EXHIBIT "A"

The Real Property or its address is commonly known as 6851 N. PALAFOX ST., PENSACOLA, FL 32503,

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender ell of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$100,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grentor shell pay to Lender all amounts secured by this Mortgage as they become due and shell strictly perform all of Grentor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Granter agrees that Granter's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, prestment, disposal, release or threatened release of any hezardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor may deem appropriate to determine compliance of the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the pert of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor

EXHIBIT "A"

Commence at the Northwest corner of Lot 31, National Land Sales Company's Subdivision in Sections 25 and 27, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat of said Subdivision recorded in Deed Book 89 at Page 226 of the Public Records of said County; thence run South along the West line of said Lot 31 for 15 feet; thence continue along the west line of said Lot 31 for 635.60 feet to the Southwest corner of said Lot 31; thence run East, deflecting at an angle of 89°49' to the Left and along the South line of said Lot 31 for 135.0 feet; thence run North at Right angles for 60.0 feet; thence run East Right angles and along the North line of Travis Street for 1,104.81 feet to the Point of Beginning; thence continue along the same line 134.84 feet to the Westerly Right-of-Way line of Old Palafox Highway; thence run Northwesterly deflecting at an angle of 122°02'45" to the Left and along said Right-of-Way line for 149.48 feet; thence run West deflecting at an angle of 57°57'15" to the Left for 55.53 feet; thence South, deflecting 90° to the Left for 126.70 feet to the Point of Beginning.

Instrument 00130188

Filed and recorded in the public records MAY 23, 1994
at 03:40 P.M. in Book and Page noted above or hereon and record verified JOE A. FLOWERS, COMPTROLLER Escambia County, Florida

STATE OF FLORIDA COUNTY OF _ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the HANSON GRAPHICS OF FLORIDA, INC., formerly HANSON/CRYSTAL, INC., by change of name filed with the Secretary of State of the State of Florida on January 30, 1987, a Florida corporation, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto SUNCOAST DENTAL LAB OF PENSACOLA, INC., a Florida corporation PALAFOX HIGHWAY, PENSACOLA, FLORIDA 32503 , its successors and forever, the following real analysis of the following real an forever, the following real property, situate, lying and being in the County of <u>ESCAMBIA</u>, State of Florida, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO, MADE A PART HEREOF, AND MARKED EXHIBIT "A".

JOE A. FLOWERS, COMPTROLLER AY:

CERT. REG. #59-2043328-27-01

(Parcel Tax Identification # 27-18-30-3101-005-028

Subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any.

TO HAVE AND TO HOLD, unto the Grantee, its successors and assigns forever. Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead. And the said corporation covenants that it is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free from all encumbrances and that it, its successors and assigns, the said Grantee, its heirs, personal representatives, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth above.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 18th day of May, 1994.

> HANSON GRAPHICS OF FLORIDA, INC. formerly HANSON/CRYSTAL, INC.

Signed, sealed and delivered

in the presence of:

STATE OF FLORIDA

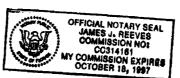
George D. Holt, Its Vice Přesident

(CORPORATE SEAL)

The foregoing instrument was acknowledged before me this 18th _ day of <u>May</u> as Vice President of HANSON GRAPHICS OF 1994, by GEORGE D. HOLT FLORIDA, INC., formerly HANSON/CRYSTAL, a Florida corporation. INC. on behalf of said corporation. He produced ZAMERS identification and did (did not) take an oath.

This instrument prepared by: James J. Reeves Attorney at Law 730 Bayfront Parkway, Suite 4-B Pensacola, FL 32501

Notary **∲**ublic



SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE PENSACOLA, FLORIDA 32503 TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgt@aol.com

Janet Holley Escambia County Tax Collector P.O. Box 1312 Pensacola, FL 32596
CERTIFICATION: TITLE SEARCH FOR TDA
CERTIFICATION DEPARTMENT
TAX DEED SALE DATE: 12-5-2016
TAX ACCOUNT NO.: 03-1633-600
CERTIFICATE NO.: 2013-1324
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
180 Covernmental Center, 32502
X Notify Escambia County, 190 Governmental Center, 32502
X Homestead for tax year.
Suncoast Dental Lab of Pensacola, Inc. 6851 N. Palafox St. Pensacola, FL 32503
Compass Bank
Attn: Loan Operations
P.O. Box 10343 Birmingham, AL 35203
Certified and delivered to Escambia County Tax Collector, this 16th day of September , 2016.
SOUTHERN GUARANTY TITLE COMPANY
and the
by: Richard S. Combs, President
bj

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

OWNERSHIP AND ENCUMBRANCE REPORT CONTINUATION PAGE

File No.: 13083

September 15, 2016

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

- 1. That certain mortgage executed by Suncoast Dental Lab of Pensacola, Inc. in favor of Compass Bank dated 10/24/2006 and recorded 11/01/2006 in Official Records Book 6022, page 695 of the public records of Escambia County, Florida, in the original amount of \$100,000.00.
- 2. Taxes for the year 2012-2015 delinquent. The assessed value is \$70,333.00. Tax ID 03-1633-600.

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.

OWNERSHIP AND ENCUMBRANCE REPORT LEGAL DESCRIPTION

File No.: 13083

September 15, 2016

271S303101005028 - Full Legal Description

BEG AT SW COR OF LT 31 E ALG S LI OF LT 135 FT N AT RT ANG 60 FT E AT RT ANG ALG N LI OF TRAVIS ST 1104 81/100 FT FOR POB CONT SAME COURSE 134 84/100 FT TO WLY R/W LI OF OLD PALAFOX H/W NWLY ALG R/W LI 149 48/100 FT 57 DEG 57 MIN 15 SEC LEFT 55 53/100 FT 90 DEG LEFT 126 7/10 FT TO POB OR 3581 P 343 S/D OF LT 2 W OF H/W AND ALL LTS 3 AND 4 SEC 27 AND LT 2 SEC 25 PLAT DB 89 P 226 SEC 25/27 T 1S R 30

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437

Redeemed 16-499

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 13083

September 15, 2016

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 09-15-1996, through 09-15-2016, and said search reveals the following:

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

Suncoast Dental Lab of Pensacola, Inc.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

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

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

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

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

Southern Guaranty Title Company

September 15, 2016