

TO: Tax Collector of ESCAMBIA COUNTY: JANET HOLLEY

In accordance with the Florida Statutes, I,

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

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

Certificate No.	Date	Legal Description
2014/ 7820	06-01-2014	BEG AT SW COR OF SEC 30 N 0 DEG 0 MIN 55 SEC E ALG W LI OF SEC 1870 73/100 FT FOR POB CONT N 0 DEG 0 MIN 55 SEC E 771 73/100 FT TO NW COR OF SW 1/4 S 89 DEG 52 MIN 26 SEC E 1291 08/100 FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD (66 FT R/W) S 0 DEG 03 MIN 43 SEC E ALG R/W 648 54/100 FT S 84 DEG 40 MIN 41 SEC W 1297 57/100 FT TO POB OR 4508 P 555 LESS OR 4999 P 1879 HORN ALSO BEG AT SW COR OF SEC N 0 DEG 0 MIN 55 SEC E 879 48/100 FT TO INTER WITH NWLY R/W LI OF SUNSHINE HILL RD (66 FT R/W) FOR POB CONT N 0 DEG 0 MIN 55 SEC E 990 88/100 FT N 84 DEG 40 MIN 41 SEC E 1297 57/100 FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD S 0 DEG 03 MIN 43 SEC E 642 07/100 FT TO INTER WITH SD R/W S 84 DEG 15 MIN 31 SEC W 903 28/100 FT S 64 DEG 36 MIN 42 SEC W 213 06/100 FT S 39 DEG 31 MIN 42 SEC W 210 55/100 FT S 28 DEG 25 MIN 52 SEC W 142 20/100 FT TO POB OR 4509 P 567

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

04-25-2016

Applicant's Signature

Date

FT R/W) S 0 DEG 03 MIN 43 SEC E ALG R/W 648 54/100 FT S 84 DEG 40 MIN 41 SEC W 1297 57/100 FT TO POB OR 4508 P 555
LESS OR 4999 P 1879 HORN ALSO BEG AT SW COR OF SEC N 0 DEG 0 MIN 55 SEC E 879 48/100 FT TO INTER WITH NWLY R/W LI
OF SUNSHINE HILL RD (66 FT R/W) FOR POB CONT N 0 DEG 0 MIN 55 SEC E 990 88/100 FT N 84 DEG 40 MIN 41 SEC E 1297 57/100
FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD S 0 DEG 03 MIN 43 SEC E 642 07/100 FT TO INTER WITH SD R/W S 84 DEG 15
MIN 31 SEC W 903 28/100 FT S 64 DEG 36 MIN 42 SEC W 213 06/100 FT S 39 DEG 31 MIN 42 SEC W 210 55/100 FT S 28 DEG 25
MIN 52 SEC W 142 20/100 FT TO POB OR 4509 P 567

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600256

Date of Tax Deed Application
Apr 25, 2016

This is to certify that **CAPITAL ONE CLTRL ASSIGNEE OF**, holder of **Tax Sale Certificate Number 2014 / 7820**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-1098-110**

Cert Holder:
CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS, LA 70154

Property Owner:
KRIEGER PROPERTIES INC
7893 SUNSHINE HILL RD
MOLINO, FL 32577
BEG AT SW COR OF SEC 30 N 0 DEG 0 MIN 55 SEC E ALG W LI
OF SEC 1870 73/100 FT FOR POB CONT N 0 DEG 0Full 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
2014/7820	12-1098-110	06-01-2014	1,428.57	260.12	1,688.69

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
2015/8227	12-1098-110	06-01-2015	1,406.89	6.25	70.34	1,483.48

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	3,172.17
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	66.03
4. Ownership and Encumbrance Report Fee	200.00
5. Tax Deed Application Fee	175.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.	
7. Total (Lines 1 - 6)	3,613.20

Amounts Certified by Clerk of Court (Lines 8-15):

Total Amount Paid

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.	
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,	
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if	
18. Redemption Fee	6.25
19. Total Amount to Redeem	3,619.45

Done this the 27th day of April, 2016 Janet Holley, Tax Collector of Escambia County

Date of Sale: October 3, 2014 By Jenna Stewart

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-1098-110 2014

BEG AT SW COR OF SEC 30 N 0 DEG 0 MIN 55 SEC E ALG W LI OF SEC 1870 73/100 FT FOR POB CONT N 0 DEG 0 MIN 55 SEC E 771
73/100 FT TO NW COR OF SW 1/4 S 89 DEG 52 MIN 26 SEC E 1291 08/100 FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD (66



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate
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Sale
List

Amendment 1/Portability
Calculations

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[Printer Friendly Version](#)

General Information

Reference: 303N312301000002
Account: 121098110
Owners: KRIEGER PROPERTIES INC
Mail: 7893 SUNSHINE HILL RD
MOLINO, FL 32577
Situs: 7893 SUNSHINE HILL RD 32577
Use Code: TIMBER 2
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Janet Holley
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2015	\$3,465	\$4	\$3,469	\$3,469
2014	\$83,790	\$4	\$83,794	\$83,794
2013	\$83,790	\$4	\$83,794	\$83,794

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/1999	4509	567	\$94,200	WD	View Instr
12/1999	4508	555	\$141,300	WD	View Instr

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

2015 Certified Roll Exemptions

Legal Description

BEG AT SW COR OF SEC 30 N 0 DEG 0 MIN 55 SEC
E ALG W LI OF SEC 1870 73/100 FT FOR POB CONT
N 0 DEG 0 MIN 55...

Extra Features

FRAME SHED
METAL SHED
POLE BARN

Parcel Information

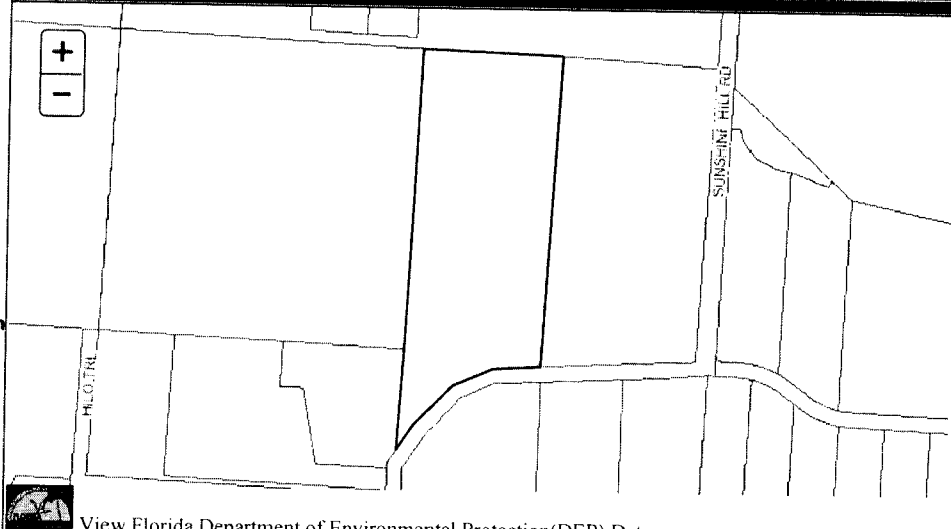
[Launch Interactive Map](#)

**Section
Map Id:**
30-3N-31

**Approx.
Acreage:**
21.0000

Zoned:
Agr

**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:05/05/2016 (tc.1843)




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 121098110 Certificate Number: 007820 of 2014

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/03/2016"/>	Redemption Date <input type="text" value="05/31/2016"/> 
Months	6	1
Tax Collector	<input type="text" value="\$3,613.20"/>	<input type="text" value="\$3,613.20"/>
Tax Collector Interest	\$325.19	\$54.20
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,944.64	<input type="text" value="\$3,673.65"/> <i>STC</i>
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	\$40.50	\$6.75
Total Clerk	\$490.50	<input type="text" value="\$456.75"/> <i>CH</i>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$4,535.14	\$4,130.40
	Repayment Overpayment Refund Amount	\$404.74

Notes

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 007820

Redeemed Date 05/31/2016

Name CHRISTOPHER CARMEN 6506 MARGATE DR PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$490.50	
Due Tax Collector = TAXDEED	\$3,944.64	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	

\$3810.40

• 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
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: 121098110 Certificate Number: 007820 of 2014**

Payor: CHRISTOPHER CARMEN 6506 MARGATE DR PENSACOLA FL 32526 Date 05/31/2016

Clerk's Check #	1	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$3,944.64
		Postage	\$0.00
		Researcher Copies	\$40.00
		Total Received	\$4,535.14

\$3810.40

**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 and Comptroller, Escambia County

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

June 3, 2016

CAPITAL ONE CLTRL ASSIGNEE OF
PO BOX 54418
NEW ORLEANS LA 70154

Dear Certificate Holder:

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

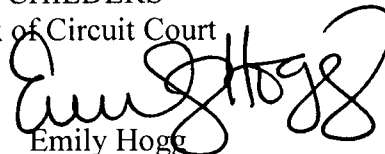
TAX CERT	APP FEES	INTEREST	TOTAL
2014 TD 002471	\$450.00	\$6.75	\$456.75
2014 TD 002939	\$450.00	\$6.75	\$456.75
2014 TD 008915	\$450.00	\$6.75	\$456.75
2014 TD 007975	\$450.00	\$6.75	\$456.75
2014 TD 004840	\$450.00	\$6.75	\$456.75
2014 TD 006169	\$450.00	\$6.75	\$456.75
2014 TD 007820	\$450.00	\$6.75	\$456.75
2014 TD 003148	\$450.00	\$6.75	\$456.75

TOTAL \$3,654.00

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg
Tax Deed Division

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

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 12-1098-110

CERTIFICATE NO.: 2014-7820

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.

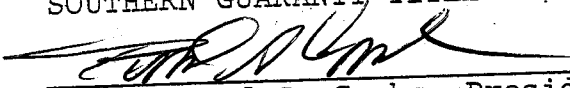
YES NO

- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521
- ☒ X Notify Escambia County, 190 Governmental Center, 32502
- ☒ X Homestead for tax year.

Krieger Properties, Inc.
7893 Sunshine Hill Rd.
Molino, FL 32577
and
2969 Hwy. 297A
Cantonment, FL 32533

Certified and delivered to Escambia County Tax Collector,
this 6th day of July, 2016.

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.

10.50
989.10

Corporate Warranty Deed

OR BK 4508 PG0555
Escambia County, Florida
INSTRUMENT 99-693705

This Indenture, made this 21 day of DECEMBER
A.D. 19 99 Between

DEED DOC STAMPS PD & ESC CO \$ 989.10
12/30/99 EMILIE LEE WRIGHT, CLERK
By: Sally Arnold

First Baptist Church of Pensacola, Inc.

whose post office address is: **500 N. Palafox St.
Pensacola, FL 32501**

a corporation existing under the laws of the State of **Florida**
Grantor, and

Krieger Properties, Inc., a Florida Corporation

whose post office address is: **2969 Highway 297A
Cantonment, FL 32533**

Grantees' SSN:

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (**Ten & NO/100**)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
Escambia , State of Florida, to wit:
See Exhibit "A" attached hereto and by this reference made a part
hereof.

Subject to covenants, restrictions and easements of record. Subject
also to taxes for 1999 and subsequent years.

Parcel Identification Number:


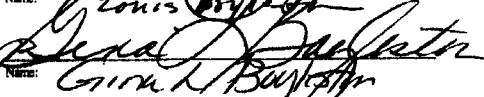
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

**First Baptist Church of Pensacola,
Inc.**

Signed and Sealed in Our Presence:

By: 
Robert D. Hinson
Its **President**

Name: 
Name: 

(Corporate Seal)

State of **Florida**
County of **Escambia**

The foregoing instrument was acknowledged before me this 21 day of DECEMBER, 1999, by
Robert D. Hinson
of **First Baptist Church of Pensacola, Inc.**

a corporation existing under the laws of the State of **Florida**, on behalf of the corporation.
He/She is personally known to me or has produced as identification
and did take an oath.

THIS INSTRUMENT PREPARED BY:
Stephen R. Moorhead, Esquire
McDonald, Fleming, Moorhead, Ferguson, Green & Smith
4300 Bayou Boulevard, Suite 13
Pensacola, Florida 32503

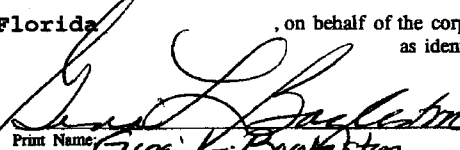
Print Name: 
Notary Public
My Commission Expires: August 23, 2003
Expires August 23, 2003

Exhibit "A"

PARCEL 3:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 1870.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, A DISTANCE OF 771.73 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AS DETERMINED BY PROPORTIONAL MEASURE, THENCE RUN SOUTH 89 DEGREES 52 MINUTES 26 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1291.08 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SUNSHINE HILL ROAD (66' R/W), THENCE RUN SOUTH 00 DEGREES 03 MINUTES 43 SECONDS EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 648.54 FEET, THENCE DEPART SAID RIGHT-OF-WAY SOUTH 84 DEGREES 40 MINUTES 41 SECONDS WEST, A DISTANCE OF 1297.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 21.05 ACRES IN AREA MORE OR LESS.

RCD Dec 30, 1999 08:27 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-693705

10.50
65949

Corporate Warranty Deed

This Indenture, made this 21 day of DEC.
A.D. 19 99, Between

First Baptist Church of Pensacola, Inc.

OR BK 4509 PG0567
Escambia County, Florida
INSTRUMENT 99-694396

DEED DOC STAMPS PD @ ESC CO \$ 659.40
12/31/99 ERNIE LEE MORGAN, CLERK
By: Barbara Bethen

whose post office address is: 500 N. Palafox St.
Pensacola, FL 32501

a corporation existing under the laws of the State of Florida
Grantor, and

Krieger Properties, Inc., a Florida Corporation

whose post office address is: 2969 Highway 297A
Cantonment, FL 32533

Grantees' SSN:

Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of (Ten & NO/100)
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and
sold to the said Grantee forever, the following described land, situate, lying and being in the County of
Escambia , State of Florida, to wit:
See Exhibit "A" attached hereto and by this reference made a part
hereof.

Subject to covenants, restrictions and easements of record. Subject
also to taxes for 1999 and subsequent years.

Parcel Identification Number:

And the said Grantor does hereby fully warrant 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 caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

First Baptist Church of Pensacola,
Inc.

Signed and Sealed in Our Presence:

By:

Robert D. Hinson
Its President

Stephen R. Moorhead
Name: Stephen R. Moorhead
Gina E. Ferguson
Name: Gina E. Ferguson

(Corporate Seal)

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 21 day of DECEMBER, 1999, by
Robert D. Hinson
of First Baptist Church of Pensacola, Inc.

a corporation existing under the laws of the State of
He/She is personally known to me/or has produced
and did take an oath.

Florida, on behalf of the corporation.
as identification

THIS INSTRUMENT PREPARED BY:
Stephen R. Moorhead, Esquire
McDonald, Fleming, Moorhead, Ferguson, Green & Smith
4300 Bayou Boulevard, Suite 13
Pensacola, Florida 32503

Print Name: Gina E. Ferguson
Notary Public
My Commission Expires: August 23, 2003
CC 865621

CWD-1
11/91

9907289

OR BK 4509 PG0568
Escambia County, Florida
INSTRUMENT 99-694396

RCD Dec 31, 1999 09:43 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-694396

Exhibit "A"

PARCEL 4:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, THENCE RUN NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 879.48 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SUNSHINE HILL (66' R/W) FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 990.88 FEET; THENCE DEPART SAID WEST LINE NORTH 84 DEGREES 40 MINUTES 41 SECONDS EAST, A DISTANCE OF 1297.57 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF SAID SUNSHINE HILL ROAD; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 642.07 FEET TO A POINT OF INTERSECTION WITH SAID NORTHWESTERLY RIGHT-OF-WAY, THENCE RUN SOUTH 84 DEGREES 15 MINUTES 31 SECONDS WEST, A DISTANCE OF 903.28 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 64 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 213.06 FEET; THENCE RUN SOUTH 39 DEGREES 31 MINUTES 42 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 210.55 FEET; THENCE RUN SOUTH 28 DEGREES 25 MINUTES 52 SECONDS WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 142.20 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 20.24 ACRES IN AREA MORE OR LESS.

File No: 99-A-7289

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12839

July 5, 2016

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

1. Taxes for the year 2013-2015 delinquent. The assessed value is \$3,469.00. Tax ID 12-1098-110.

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.: 12839

July 5, 2016

303N312301000002 - Full Legal Description

BEG AT SW COR OF SEC 30 N 0 DEG 0 MIN 55 SEC E ALG W LI OF SEC 1870 73/100 FT FOR POB CONT N 0 DEG 0 MIN 55 SEC E 771 73/100 FT TO NW COR OF SW 1/4 S 89 DEG 52 MIN 26 SEC E 1291 08/100 FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD (66 FT R/W) S 0 DEG 03 MIN 43 SEC E ALG R/W 648 54/100 FT S 84 DEG 40 MIN 41 SEC W 1297 57/100 FT TO POB OR 4508 P 555 LESS OR 4999 P 1879 HORN ALSO BEG AT SW COR OF SEC N 0 DEG 0 MIN 55 SEC E 879 48/100 FT TO INTER WITH NWLY R/W LI OF SUNSHINE HILL RD (66 FT R/W) FOR POB CONT N 0 DEG 0 MIN 55 SEC E 990 88/100 FT N 84 DEG 40 MIN 41 SEC E 1297 57/100 FT TO INTER WITH WLY R/W OF SUNSHINE HILL RD S 0 DEG 03 MIN 43 SEC E 642 07/100 FT TO INTER WITH SD R/W S 84 DEG 15 MIN 31 SEC W 903 28/100 FT S 64 DEG 36 MIN 42 SEC W 213 06/100 FT S 39 DEG 31 MIN 42 SEC W 210 55/100 FT S 28 DEG 25 MIN 52 SEC W 142 20/100 FT TO POB OR 4509 P 567

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed
16-303

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12839

July 5, 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 07-05-1996, through 07-05-2016, and said search reveals the following:

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

Krieger Properties, 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

By: 

July 5, 2016