

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/ 8079	06-01-2014	BEG AT NE COR OF SEC S 0 DEG 22 MIN 58 SEC W 1325 48/100 FT N 89 DEG 54 MIN 18 SEC W 1330 01/100 FT S 0 DEG 22 MIN 22 SEC W 2996 55/100 FT TO NLY R/W LI OF STATE RD #4 SD PT BEING ON A CURVE CONCAVE TO NE HAVING RADIUS OF 7589 49/100 FT CONT ALG SD CURVE ARC DIST 508 32/100 FT (DELTA 3 DEG 50 MIN 15 SEC CH 508 23/100 FT CH BR N 79 DEG 18 MIN 18 SEC W) N 0 DEG 22 MIN 22 SEC E 300 FT N 89 DEG 37 MIN 38 SEC W 315 FT S 0 DEG 22 MIN 22 SEC W 224 59/100 FT TO SD R/W ALSO BEING A PT ON CURVE CONCAVE TO NE HAVING RADIUS OF 7589 49/100 FT CONT ALG CURVE & SD R/W LI ARC DIST 363 FT (DELTA 0 DEG 45 MIN 18 SEC CH 362 97/100 FT CH BR N 73 DEG 30 MIN 51 SEC W) N 2 DEG 20 MIN 57 SEC E 1915 95/ 100 FT N 89 DEG 57 MIN 2 SEC W 217 82/100 FT TO E LI OF NW1/4 N 0 DEG 21 MIN 45 SEC E 2132 72/100 FT TO N LI OF SD SEC S 89 DEG 51 MIN 35 SEC E 2660 48/100 FT TO POB OR 6167 P 336

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

49/100 FT CONT ALG SD CURVE ARC DIST 508 32/100 FT (DELTA 3 DEG 50 MIN 15 SEC CH 508 23/100 FT CH BR N 79 DEG 18 MIN 18 SEC W) N 0 DEG 22 MIN 22 SEC E 300 FT N 89 DEG 37 MIN 38 SEC W 315 FT S 0 DEG 22 MIN 22 SEC W 224 59/100 FT TO SD R/W ALSO BEING A PT ON CURVE CONCAVE TO NE HAVING RADIUS OF 7589 49/100 FT CONT ALG CURVE & SD R/W LI ARC DIST 363 FT (DELTA 0 DEG 45 MIN 18 SEC CH 362 97/100 FT CH BR N 73 DEG 30 MIN 51 SEC W) N 2 DEG 20 MIN 57 SEC E 1915 95/ 100 FT N 89 DEG 57 MIN 2 SEC W 217 82/100 FT TO E LI OF NW1/4 N 0 DEG 21 MIN 45 SEC E 2132 72/100 FT TO N LI OF SD SEC S 89 DEG 51 MIN 35 SEC E 2660 48/100 FT TO POB OR 6167 P 336

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1600266

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 / 8079**, Issued the 1st Day of June, 2014 and which encumbers the following described property in the county of Escambia, State of Florida, to wit: **12-2990-000**

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

Property Owner:
DAVIS MARINE CONSTRUCTION INC
8160 ASHLAND AVE
PENSACOLA, FL 32534
BEG AT NE COR OF SEC S 0 DEG 22 MIN 58 SEC W 1325 48/100
FT N 89 DEG 54 MIN 18 SEC W 1330 01/100 FT Full legal
attached.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2014/8079	12-2990-000	06-01-2014	263.90	18.97	282.87

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
2015/8498	12-2990-000	06-01-2015	260.28	6.25	13.01	279.54

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	562.41
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	230.24
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)	1,167.65

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	1,173.90

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.
12-2990-000 2014

BEG AT NE COR OF SEC S 0 DEG 22 MIN 58 SEC W 1325 48/100 FT N 89 DEG 54 MIN 18 SEC W 1330 01/100 FT S 0 DEG 22 MIN 22 SEC W 2996 55/100 FT TO NLY R/W LI OF STATE RD #4 SD PT BEING ON A CURVE CONCAVE TO NE HAVING RADIUS OF 7589



Chris Jones
Escambia County Property Appraiser

- Real Estate Search
- Tangible Property Search
- Sale List
- Amendment 1/Portability Calculations

[Back](#)

← [Navigate Mode](#) ☒ [Account](#) ☐ [Reference](#) →

[Printer Friendly Version](#)

General Information

Reference: 125N321101000000
Account: 122990000
Owners: DAVIS MARINE CONSTRUCTION INC
Mail: 8160 ASHLAND AVE
PENSACOLA, FL 32534
Situs: 3700 BLK W HIGHWAY 4 32535
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	\$13,955	\$0	\$13,955	\$13,955
2014	\$13,955	\$0	\$13,955	\$13,955
2013	\$13,955	\$0	\$13,955	\$13,955

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

Sales Data

[MLS Listing #389306](#)

Sale Date	Book	Page	Value	Type	Official Records (New Window)
05/2007	6167	336	\$572,000	WD	View Instr
02/2003	5111	34	\$4,889,400	WD	View Instr
08/1986	2265	536	\$3,243,700	WD	View Instr
01/1969	427	305	\$100	WD	View Instr
01/1966	306	796	\$23,500	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 NE COR OF SEC S 0 DEG 22 MIN 58 SEC W
1325 48/100 FT N 89 DEG 54 MIN 18 SEC W 1330
01/100 FT S 0 DEG 22 MIN...

Extra Features

None

Parcel Information

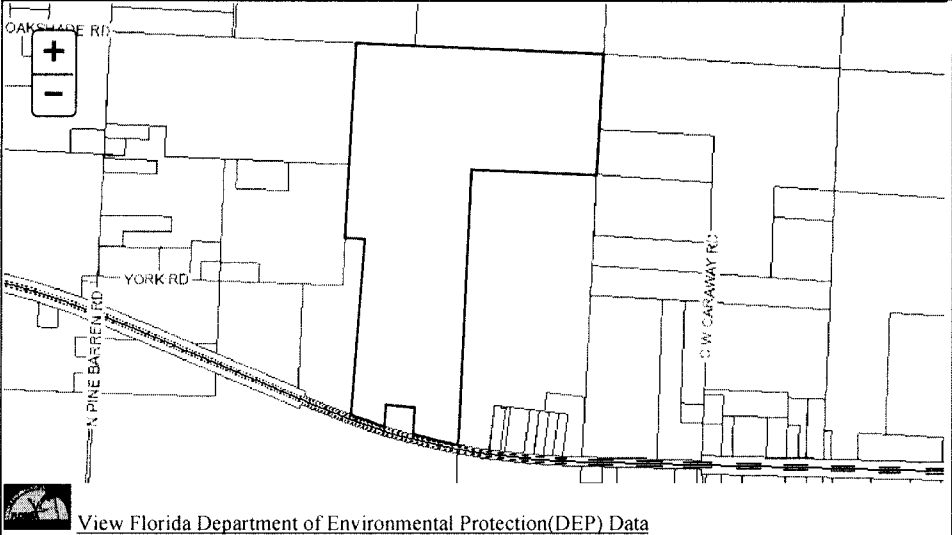
[Launch Interactive Map](#)

Section Map Id:
12-5N-32

Approx. Acreage:
158.2000

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)



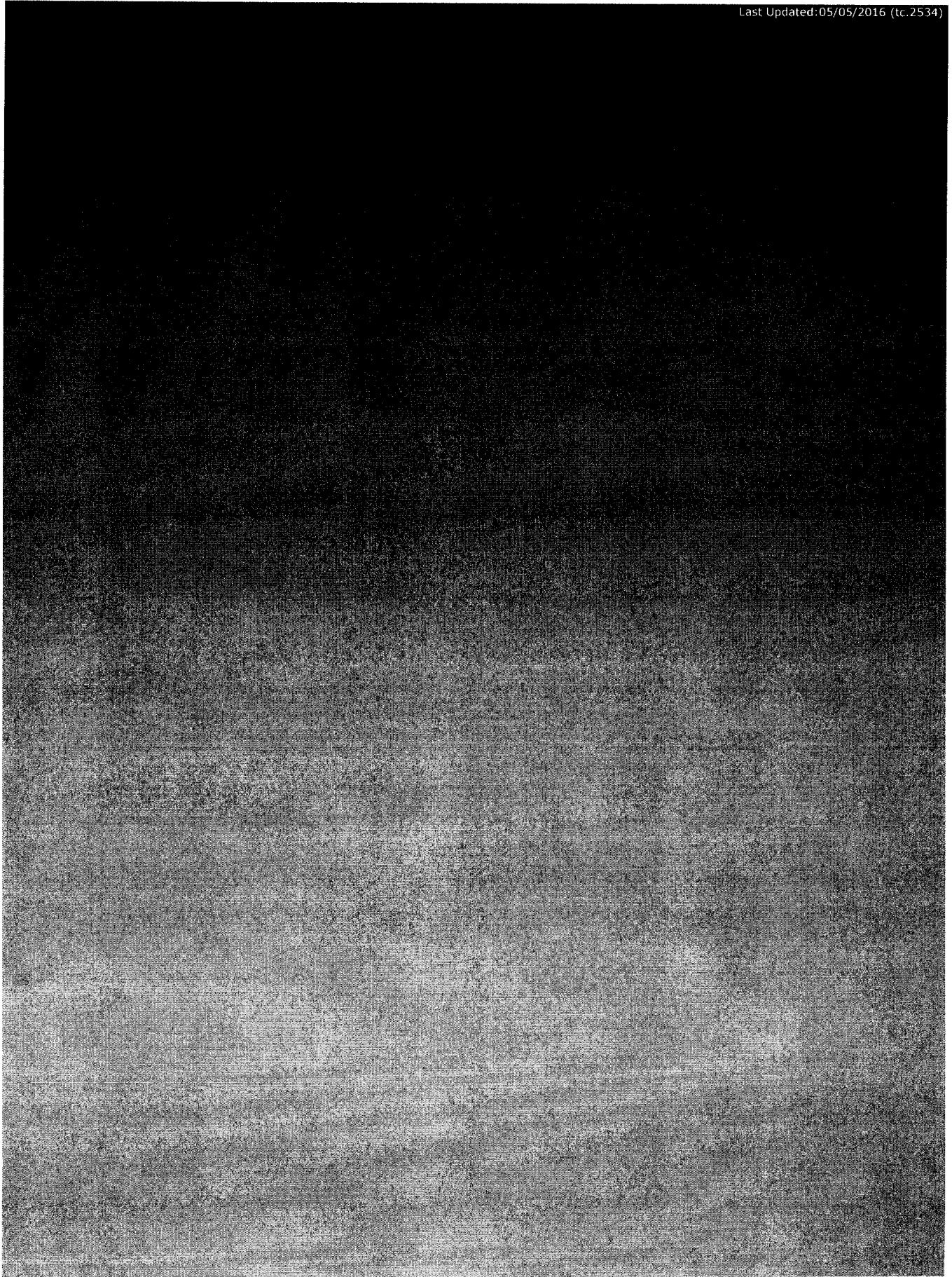
[View Florida Department of Environmental Protection\(DEP\) Data](#)

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.



Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed - Redemption Calculator

Account: 122990000 Certificate Number: 008079 of 2014

Redemption ☐ Yes ☒ 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="06/03/2016"/>
Months	6	2
Tax Collector	<input type="text" value="\$1,167.65"/>	<input type="text" value="\$1,167.65"/>
Tax Collector Interest	\$105.09	\$35.03
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,278.99	<input type="text" value="\$1,208.93"/> TC
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	<input type="text" value="\$13.50"/>
Total Clerk	\$490.50	<input type="text" value="\$463.50"/> CH
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	\$1,869.49	\$1,672.43
	Repayment Overpayment Refund Amount	<input type="text" value="\$197.06"/> +120 +200 = \$517.06

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 008079
Redeemed Date 06/03/2016

Name Davis Marine Construction Inc 8160 Ashland Ave Pensacola, FL 32534

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$1,278.99
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
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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: 122990000 Certificate Number: 008079 of 2014**

**Payor: Davis Marine Construction Inc 8160 Ashland Ave Pensacola, FL 32534 Date
06/03/2016**

Clerk's Check #	117538	Clerk's Total	\$490.50
Tax Collector Check #	1	Tax Collector's Total	\$1,278.99
		Postage	\$60.00
		Researcher Copies	\$40.00
		Total Received	\$1,869.49

**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 17, 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 005418	\$450.00	\$13.50	\$463.50
2014 TD 006915	\$450.00	\$13.50	\$463.50
2014 TD 003808	\$450.00	\$13.50	\$463.50
2014 TD 003677	\$450.00	\$13.50	\$463.50
2014 TD 009620	\$450.00	\$13.50	\$463.50
2014 TD 002708	\$450.00	\$13.50	\$463.50
2014 TD 002973	\$450.00	\$13.50	\$463.50
2014 TD 008079	\$450.00	\$13.50	\$463.50
2014 TD 002732	\$450.00	\$13.50	\$463.50
2014 TD 006775	\$450.00	\$13.50	\$463.50
2014 TD 008173	\$450.00	\$13.50	\$463.50

TOTAL \$5,098.50

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:


Emily Hogg

Tax Deed Division



Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

June 15, 2016

DAVIS MARINE CONSTRUCTION INC
8160 ASHLAND AVE
PENSACOLA FL 32534

Dear Redeemer,

The records of this office show that an application for a tax deed had been made on the property represented by the numbered certificate listed below. The property was redeemed by you. A refund of unused fees/interest is enclosed.

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

CERTIFICATE NUMBER

REFUND

2014 TD 008079

\$517.06

TOTAL \$517.06

Very truly yours,

PAM CHILDERS
Clerk of Circuit Court

By:

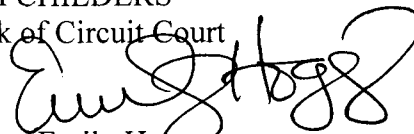

Emily Hogg
Tax Deed Division

EXHIBIT "A"**Parcel A:**

Commence at a 4"x4" concrete monument with a nail in the center at the Northwest corner of the Southwest Quarter of Section 12, Township 5 North, Range 32 West, Escambia County, Florida; thence go South 89° 57' 02" East along the North line of said Southwest Quarter a distance of 1328.05 feet to the point of beginning; thence continue South 89° 57' 02" East along said North line a distance of 904.77 feet; thence go South 00° 23' 24" West a distance of 1132.31 feet to the North right-of-way line of State Road No. 4 (200' R/W at this point); thence go North 69° 23' 03" West along said North right-of-way line a distance of 964.21 feet; thence go North 00° 23' 24" East a distance of 793.59 feet to the point of beginning. The above described parcel of land is situated in Section 12, Township 5 North, Range 32 West, Escambia County, Florida, subject to a 30 foot wide drainage right-of-way per Florida Department of Transportation right-of-way drawing for State Road No. 4, said tract shown on a boundary survey dated May 18, 2007, prepared by KJM Surveying, Inc., Kenneth J. Monie PSM #4655.

Parcel B:

Commence at a 4" x 4" concrete monument with a nail in the center at the Northwest corner of the Southwest Quarter of Section 12, Township 5 North, Range 32 West, Escambia County, Florida; thence go South 89° 57' 02" East along the North line of said Southwest Quarter a distance of 2232.82 feet to the point of beginning; thence continue South 89° 57' 02" East along said North line a distance of 423.28 feet to the Southeast corner of the Northwest Quarter of said Section 12; thence go North 00° 21' 45" West along the East line of said Northwest Quarter a distance of 521.30 feet; thence go South 89° 57' 02" East a distance of 217.82 feet; thence go South 02° 20' 57" West a distance of 1915.95 feet to the Northerly right-of-way line of State Road No. 4 (100' R/W at this point) also being a point on a curve concave to the Northeast having a radius of 7589.49 feet; thence go along said curve an arc distance of 358.07 feet (Delta = 02° 42' 11", chord = 358.03 feet, chord bearing = North 70° 44' 09" West) to the point of tangency; thence go North 69° 23' 03" West along said right-of-way line a distance of 9.31 feet; thence go North 20° 36' 57" East along said right-of-way line a distance of 50.0 feet; thence go North 69° 23' 03" West along the right-of-way line of State Road No. 4 (200' R/W at this point) a distance of 261.21 feet; thence go North 00° 23' 24" East a distance of 1132.31 feet to the point of beginning. The above described parcel of land is situated in Section 12, Township 5 North, Range 32 West, Escambia County, Florida, and is subject to a 30 foot wide drainage right-of-way per Florida Department of Transportation right of way drawing for State Road No. 4, said tract shown on a boundary survey dated May 18, 2007, prepared by KJM Surveying, Inc., Kenneth J. Monie PSM #4655.

Parcel C:

Begin at the Northeast corner of Section 12, Township 5 North, Range 32 West, Escambia County, Florida; thence go South 00° 22' 58" West along the East line of said Section 12 a distance of 1325.48 feet; thence go North 89° 54' 18" West a distance of 1330.01 feet; thence go South 00° 22' 22" West a distance of 2996.55 feet to the Northerly right-of-way line of State Road No. 4 (100' R/W at this point) said point also being on a curve concave to the Northeast having a radius of 7589.49 feet; thence go along said curve and said right-of-way line an arc distance of 508.32 feet (Delta = 03° 50' 15", chord = 508.23 feet, chord bearing = North 89° 18' 18" West); thence go North 00° 22' 22" East a distance of 300.00 feet; thence go North 89° 37' 38" West a distance of 315.0 feet; thence go South 00° 22' 22" West a distance of 224.59 feet to the said right-of-way also being a point on a curve concave to the Northeast having a radius of 7589.49 feet; thence go along said curve and said right-of-way line an arc distance of 363.00 feet (Delta = 00° 45' 18", chord = 362.97 feet, chord bearing = North 73° 30' 51" West); thence go North 02° 20' 57" East a distance of 1915.95 feet; thence go North 89° 57' 02" West a distance of 217.82 feet to the East line of the Northwest Quarter of said Section 12; thence go North 00° 21' 45" East along said East line a distance of 2132.72 feet to the North line of said Section 12; thence go South 89° 51' 35" East along the North line of said Section 12 a distance of 2660.48 feet to the point of beginning. The above described parcel of land is situated in Section 12 Township 5 North, Range 32 West, Escambia County, Florida, said tract shown on a boundary survey dated May 18, 2007, prepared by KJM Surveying, Inc., Kenneth J. Monie PSM #4655.

Parcel D:

A parcel of land in Section 12, Township 5 North, Range 32 West, lying in Escambia County, Florida, more particularly described as follows:

Beginning at the Southeast corner of the West 1/2 of the Southeast 1/4 of Section 12, Township 5 North, Range 32 West, and running North along said Quarter Section line a distance of 1069 feet, thence West 500 feet to a point (said point being intersection of said line and North boundary of State Road No. 4 Right of Way) and point of beginning, thence 300 feet North to a point, thence West 315 feet to a point, thence South 229 feet to a point (said point being the intersection of aforementioned line and North right of way line of State Road No. 4), thence running Easterly along the curvature of the North right of way line of State Road No. 4 to place of beginning. All being in Section 12, Township 5 North, Range 32 West, Escambia County, Florida. =

27. **WAIVER OF JURY TRIAL.** MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT IT OR ANY GUARANTORS OF THE NOTE MAY HAVE TO A TRIAL BY JURY, WITH RESPECT TO ANY LITIGATION OR LEGAL PROCEEDINGS BASED ON, OR ARISING OUT OF THE NOTE, MORTGAGE, GUARANTY, OR OTHER LOAN DOCUMENTS, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALINGS, VERBAL OR WRITTEN STATEMENTS, OR ACTIONS OR OMISSIONS OF ANY PARTY WHICH IN ANY WAY RELATES TO THE LOAN. THE PARTIES HERETO HAVE SPECIFICALLY DISCUSSED AND NEGOTIATED THIS WAIVER AND UNDERSTAND THE LEGAL CONSEQUENCES OF THIS PARAGRAPH.

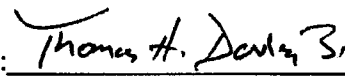
IN WITNESS WHEREOF, the undersigned has executed this instrument the day and year above first written.

Signed, sealed and delivered in the presence of:

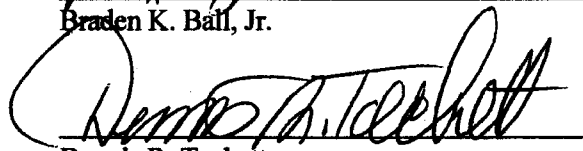
DAVIS MARINE CONSTRUCTION, INC.



Braden K. Ball, Jr.

By: 

Thomas H. Davis, Jr., President



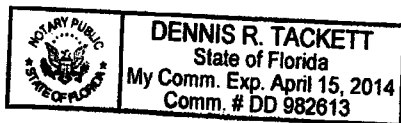
Dennis R. Tackett

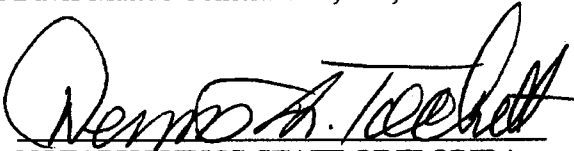
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20th day of June, 2013, by Thomas H. Davis, Jr., as president of Davis Marine Construction, Inc., on behalf of the corporation, who is personally known to me.





NOTARY PUBLIC-STATE OF FLORIDA
Name: Dennis R. Tackett
My Commission Expires: April 15, 2014

Prepared By:
Stephen B. Shell, of
Shell, Fleming, Davis & Menge, P.A.
Post Office Box 1831
Pensacola, Florida 32591-1831
File No.: Z247.00159

STATE OF FLORIDA

COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE, made this 20th day of June, 2013, between **DAVIS MARINE CONSTRUCTION, INC., a Florida corporation** ("Mortgagor"), whose address is 8160 Ashland Avenue, Pensacola, FL 32534-1632, and **SERVISFIRST BANK**, an Alabama banking institution, its successors and assigns ("Mortgagee"), whose address is P.O. Box 1508, Birmingham, Alabama 35209.

W I T N E S S E T H :

WHEREAS, Mortgagor is indebted to Mortgagee in the principal sum of Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00), together with interest thereon, as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final payment of which is due on the day set forth in said Promissory Note (the "Note"), which term includes any modification, renewal, extension, consolidation or alteration thereof, which by reference is made a part hereof to the same extent as though set out in full herein;

NOW THEREFORE, to secure the performance by Mortgagor of all covenants and conditions of the Note, any renewals, extensions, or modifications of the Note, this Mortgage, and all other instruments securing the Note, and all existing or future notes, loans, guaranties, or other indebtedness owed by Mortgagor to Mortgagee, including all future advances, obligatory or otherwise, notwithstanding that such indebtedness is secured by other mortgages, and including all expenses or obligations incurred by Mortgagee pursuant to any existing or future mortgage, loan or security agreement, and in order to charge the properties, interests and rights hereinafter described with such payment and performance and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), Mortgagor does hereby mortgage to Mortgagee and, where applicable, grant a security interest in:

I. THE MORTGAGED PROPERTY

(A) All of the land located in the State of Florida, as described on Exhibit A attached hereto and made a part hereof, and all additions of property to Exhibit A, to have and to hold the same, together with each and every building, structure, tenement, hereditament, open parking area improvement, easement, right, power, privilege, immunity and appurtenance thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, and also the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Mortgagor of, in and to the same in every part and parcel thereof unto Mortgagee in fee simple.

(B) (i) All tangible and intangible personal property and fixtures owned by Mortgagor now or hereafter affixed to or located on the property described in paragraph A hereof which is deemed to be fixtures and a part of the real property under applicable law; (ii) all articles of personal property and all materials delivered to the property described in paragraph A hereof for use in any way thereon, and owned

8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protections laws, rules, regulations and orders.
9. All matters as shown on a survey dated May 18, 2007, prepared by KJM Surveying, Inc., Kenneth J. Monie PSM #4655.

EXHIBIT B

Permitted Exceptions

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property.
2. Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year due to a change in use of the Property and the current year's real property taxes, which will be prorated between the Grantor and Grantee as of the effective date of this conveyance, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property.
3. Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future development standards, building or zoning ordinances or any other law or regulation of any governmental authority.
4. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any.
5. All previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other mineral rights and interests, including but not limited to, the interest of Pure Resources, L.P. ("Pure Resources") in the oil, gas and any other liquid or gaseous hydrocarbons, their constituent products and any other minerals produced in association therewith, pursuant to the Mineral and Royalty Deed effective as of October 1, 2000.
6. All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights.
7. All matters of record, outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, cemeteries, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise, including but not limited to, the interest of Pure Resources in the Surface Use Restrictions Agreement between International Paper Company, International Paper Realty corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests L.L.C. and Pure Resources, effective as of October 1, 2000.

EXHIBIT A
Property Description

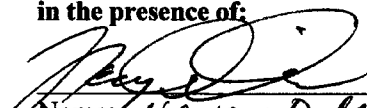
PARCEL C:

BEGIN AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO SOUTH 00 DEGREES 22 MINUTES 58 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 12 A DISTANCE OF 1325.48 FEET; THENCE GO NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST A DISTANCE OF 1330.01 FEET; THENCE GO SOUTH 00 DEGREES 22 MINUTES 22 SECONDS WEST A DISTANCE OF 2996.55 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 4 (100' R/W AT THIS POINT) SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7589.49 FEET; THENCE GO ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 508.32 FEET (DELTA = 03 DEGREES 50 MINUTES 15 SECONDS, CHORD = 508.23 FEET, CHORD BEARING = NORTH 79 DEGREES 18 MINUTES 18 SECONDS WEST); THENCE GO NORTH 00 DEGREES 22 MINUTES 22 SECONDS EAST A DISTANCE OF 300.00 FEET; THENCE GO NORTH 89 DEGREES 37 MINUTES 38 SECONDS WEST A DISTANCE OF 315.0 FEET; THENCE GO SOUTH 00 DEGREES 22 MINUTES 22 SECONDS WEST A DISTANCE OF 224.59 FEET TO THE SAID RIGHT-OF-WAY ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 7589.49 FEET; THENCE GO ALONG SAID CURVE AND SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 363.00 FEET (DELTA = 00 DEGREES 45 MINUTES 18 SECONDS, CHORD = 362.97 FEET, CHORD BEARING = NORTH 73 DEGREES 30 MINUTES 51 SECONDS WEST); THENCE GO NORTH 02 DEGREES 20 MINUTES 57 SECONDS EAST A DISTANCE OF 1915.95 FEET; THENCE GO NORTH 89 DEGREES 57 MINUTES 02 SECONDS WEST A DISTANCE OF 217.82 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE GO NORTH 00 DEGREES 21 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 2132.72 FEET TO THE NORTH LINE OF SAID SECTION 12; THENCE GO SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 2660.48 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 12, TOWNSHIP 5 NORTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 158.20 ACRES, MORE OR LESS, SAID TRACT SHOWN ON A BOUNDARY SURVEY DATED MAY 18, 2007, PREPARED BY KJM SURVEYING, INC., KENNETH J. MONIE PSM #4655.


IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized as of the day and year first written above.

**BLUE SKY TIMBER PROPERTIES
LLC, a Delaware corporation**

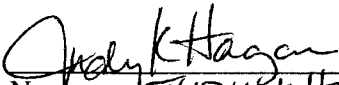
Signed, sealed and delivered
in the presence of:


Name: NANCY D. MILLER

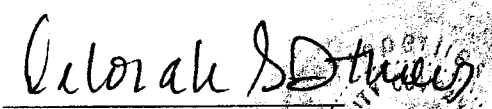
By:


E. Wayne Plummer
Vice President

ATTEST:


Name: JUDY K. HAGAN

By:


Deborah S. Stivers
Assistant Secretary

STATE OF TENNESSEE

COUNTY OF SHELBY

The foregoing deed was acknowledged before me this 29th day of May, 2007, by E. WAYNE PLUMMER, the VICE PRESIDENT of BLUE SKY TIMBER PROPERTIES LLC, a Delaware corporation, on behalf of said corporation. Said individual is [check applicable box] ☒ personally known to me, or produced a current _____ driver's license as identification.


Notary Signature

Rachel S. Neeley

Printed Notary Signature

My Commission Expires _____

My Commission Expires February 23, 2011

AFTER RECORDING RETURN TO:
Davis Marine Construction, Inc.
8160 Ashland Avenue
Pensacola, FL 32534

L:\LAND TRANSACTIONS\SALES 07\Florida\2017\Deed Davis Marine.doc

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties of title contained in this conveyance, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the location of the Property or any portion thereof within any flood plain, flood prone area, water shed or the designation of any portion thereof as "wetlands", (iii) the availability of water, sewer, electrical, gas or other utility services, (iv) the number of acres in the Property, (v) the present or future physical condition or suitability of the Property for any purposes, (vi) the existence of any environmental hazards of contaminants, knowledge of any unrecorded agreements, (vii) the amount and type of timber of the Property, if any, and (viii) condition of the Property. Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.

TO HAVE and to HOLD, the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject to those matters set forth on Exhibit B attached hereto and incorporated herein by reference, the Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor but against none other, except that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.

[Remainder of this page left intentionally blank]

52.50
4004.00 (512,000.00)

Prepared by:
Jackie Rozier, Esq.
Blue Sky Timber Properties LLC
6400 Poplar Avenue
Memphis, TN 38197

Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the 30 day of May, 2007, by **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware corporation, with offices at 6400 Poplar Avenue, Tower II, 4th Floor, Memphis, TN 38197, hereinafter called the Grantor, to **DAVIS MARINE CONSTRUCTION, INC.**, a Florida corporation, whose address is 8160 Ashland Avenue, Pensacola, FL 32534, hereinafter called the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee all that certain land containing 158.20 acres, more or less, situate in Escambia County, Florida, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property") and quitclaims all of Grantor's interest in any minerals owned by Grantor, including, but not limited to, Grantor's interest in any sand, clay and gravel rights lying in, on or under the Property.

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

TAX DEED SALE DATE: 10-3-2016

TAX ACCOUNT NO.: 12-2990-000

CERTIFICATE NO.: 2014-8079

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.

Davis Marine Construction, Inc.
8160 Ashland Ave.
Pensacola, FL 32534

Servicefirst Bank
P.O. Box 1508
Birmingham, AL 35209

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.

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 12849

July 5, 2016

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

1. That certain mortgage executed by Davis Marine Construction, Inc. in favor of Servicefirst Bank dated 06/20/2013 and recorded 06/21/2013 in Official Records Book 7035, page 362 of the public records of Escambia County, Florida, in the original amount of \$375,000.00. Assignment of Rents and Leases recorded in O.R. Book 7035, page 375.
2. Taxes for the year 2013-2015 delinquent. The assessed value is \$13,955.00. Tax ID 12-2990-000.

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.: 12849

July 5, 2016

125N321101000000 - Full Legal Description

BEG AT NE COR OF SEC S 0 DEG 22 MIN 58 SEC W 1325 48/100 FT N 89 DEG 54 MIN 18 SEC W 1330 01/100 FT S 0 DEG 22 MIN 22 SEC W 2996 55/100 FT TO NLY R/W LI OF STATE RD #4 SD PT BEING ON A CURVE CONCAVE TO NE HAVING RADIUS OF 7589 49/100 FT CONT ALG SD CURVE ARC DIST 508 32/100 FT (DELTA 3 DEG 50 MIN 15 SEC CH 508 23/100 FT CH BR N 79 DEG 18 MIN 18 SEC W) N 0 DEG 22 MIN 22 SEC E 300 FT N 89 DEG 37 MIN 38 SEC W 315 FT S 0 DEG 22 MIN 22 SEC W 224 59/100 FT TO SD R/W ALSO BEING A PT ON CURVE CONCAVE TO NE HAVING RADIUS OF 7589 49/100 FT CONT ALG CURVE & SD R/W LI ARC DIST 363 FT (DELTA 0 DEG 45 MIN 18 SEC CH 362 97/100 FT CH BR N 73 DEG 30 MIN 51 SEC W) N 2 DEG 20 MIN 57 SEC E 1915 95/100 FT N 89 DEG 57 MIN 2 SEC W 217 82/100 FT TO E LI OF NW1/4 N 0 DEG 21 MIN 45 SEC E 2132 72/100 FT TO N LI OF SD SEC S 89 DEG 51 MIN 35 SEC E 2660 48/100 FT TO POB OR 6167 P 336

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

Redeemed

16-312

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 12849

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:

Davis Marine Construction, 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