

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1700363

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

RAYMOND HAZELWOOD  
10764 NORTH COUNTY ROAD 275 EAST  
PITTSBORO, IN 46167,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
16-3601-080	2015/9833	06-01-2015	MINERAL RIGHTS ONLY 50% NE 1/4 AND S 1/2 OF NW 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4 AND SW 1/4 OR 6019 P 1403 OUT OF 21-1N-31-1101-0-0

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, ownership and encumbrance report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file  
RAYMOND HAZELWOOD  
10764 NORTH COUNTY ROAD 275 EAST  
PITTSBORO, IN 46167

05-19-2017  
Application Date

\_\_\_\_\_  
Applicant's signature

17-455

**Tax Collector's Certification**

CTY-513

**Tax Deed Application Number**  
1700363

**Date of Tax Deed Application**  
May 19, 2017

This is to certify that **RAYMOND HAZELWOOD**, holder of **Tax Sale Certificate Number 2015 / 9833**, Issued the 1st Day of June, 2015 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **16-3601-080**

Cert Holder:  
**RAYMOND HAZELWOOD**  
**10764 NORTH COUNTY ROAD 275 EASTPITTSBORO, IN**  
**46167**

Property Owner:  
**LONGVIEW PLANTATION I LLC**  
**PO BOX 940**  
**GULF BREEZE, FL 32562**  
MINERAL RIGHTS ONLY 50% NE 1/4 AND S 1/2 OF NW 1/4 AND  
S 1/2 OF NE 1/4 OF NW 1/4 AND SW 1/4 OR 6019 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
2015/9833	16-3601-080	06/01/2015	52.24	15.67	67.91

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
/						

**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	67.91
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	0.00
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)	442.91

**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	

Done this the 19th day of May, 2017 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: September 5, 2017

By 

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
16-3601-080 2015

MINERAL RIGHTS ONLY 50% NE 1/4 AND S 1/2 OF NW 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4 AND SW 1/4 OR 6019 P 1403 OUT OF 21-1N-31-1101-0-0

numbered 7277 at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 22; thence go North 87 degrees 16 minutes 29 seconds West a distance of 1322.59 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 22, said point also being a point on the East line of said Section 21; thence go North 86 degrees 39 minutes 27 seconds West a distance of 1984.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 03 degrees 01 minute 11 seconds West a distance of 1331.40 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 51 minutes 54 seconds East a distance of 840.70 feet to a 4" x 4" concrete monument numbered 7277; thence go South 60 degrees 00 minutes 22 seconds West a distance of 154.92 feet to a 4" x 4" concrete monument numbered 7277; thence go South 77 degrees 34 minutes 46 seconds West a distance of 168.46 feet to a 4" x 4" concrete monument numbered 7277; thence go South 71 degrees 35 minutes 47 seconds West a distance of 298.01 feet to a 4" x 4" concrete monument numbered 7277; thence go South 62 degrees 17 minutes 52 seconds West a distance of 520.88 feet to a 4" x 4" concrete monument numbered 7277; thence go South 17 degrees 01 minute 29 seconds West a distance of 67.73 feet to a 4" x 4" concrete monument numbered 7277; thence go South 10 degrees 49 minutes 16 seconds East a distance of 264.25 feet to a 4" x 4" concrete monument numbered 7277; thence go South 56 degrees 48 minutes 55 seconds East a distance of 302.55 feet to a 4" x 4" concrete monument numbered 7277; thence go South 34 degrees 15 minutes 28 seconds East a distance of 402.79 feet to a 4" x 4" concrete monument numbered 7277; thence go South 50 degrees 45 minutes 32 seconds West a distance of 44.56 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the North line of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 04 minutes 20 seconds West along the North line of said Section 31 a distance of 1004.05 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 21; thence departing said North line of Section 31 go South 02 degrees 38 minutes 31 seconds West a distance of 1316.86 feet to a 4" x 4" concrete monument numbered 7277; thence go North 87 degrees 17 minutes 47 seconds West a distance of 1319.76 feet to a 4" x 4" concrete monument numbered 7277; thence go South 02 degrees 29 minutes 28 seconds West a distance of 3462.42 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Northerly right of way line of West Kingsfield Road (40 foot right of way); thence go South 63 degrees 07 minutes 07 seconds West along the Northerly right of way line of said West Kingsfield Road a distance of 1042.04 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the South line of said Section 31; thence departing said Northerly right of way line go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 401.29 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Southwest corner of said Section 31; thence departing said South line of Section 31 go North 02 degrees 20 minutes 30 seconds East along the West line of said Section 31 a distance of 5308.94 feet to a 3" round concrete monument unnumbered, said point also being the Southwest corner of said Section 21; thence go North 03 degrees 01 minute 34 seconds East along the West line of said Section 21 a distance of 4030.10 feet to a 4" x 4" concrete monument numbered 7277 at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 21; thence departing said West line of Section 21 go South 86 degrees 27 minutes 01 second East a distance of 1323.13 feet to a 4" x 4" concrete monument numbered 7277 at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 21; thence go North 03 degrees 01 minute 25 seconds East a distance of 669.29 feet to a 4" x 4" concrete monument numbered 7277; thence go South 86 degrees 20 minutes 48 seconds East a distance of 1323.12 feet to a 4" x 4" concrete monument numbered 7277; thence go North 03 degrees 01 minute 16 seconds East a distance of 666.89 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 18, 21, 22 and 31, Township 1 North, Range 31 West, Escambia County, Florida.

And Also:

Commencing at a 3" round concrete monument unnumbered at the Southeast corner of Section 31, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 3928.21 feet to a 4" x 4" concrete monument numbered 7277, said point also being the Point of Beginning; thence continue North 87 degrees 58 minutes 34 seconds West along the South line of said Section 31 a distance of 825.36 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of West Kingsfield Road (40 foot right of way); thence departing said South line of Section 31 go North 63 degrees 07 minutes 07 seconds East along the Southerly right of way line of said West Kingsfield Road a distance of 947.08 feet to a 4" x 4" concrete monument numbered 7277; thence departing said Southerly right of way line go South 02 degrees 29 minutes 28 seconds West a distance of 457.80 feet to the Point of Beginning. The above described parcel of land is situated in a portion of Section 31, Township 1 North, Range 31 West, Escambia County, Florida.

**EXHIBIT "A"**  
**Legal Description**

ESCAMBIA COUNTY, FLORIDA

Township 1 North, Range 31 West

Section 18:

DB 263 PG 257 - NE 1/4 OF SE/4, E/2 OF SE/4 OF SE/4 & SE/4 OF NE/4 EX 2.50 AC IN NE/4 OF NE/4 OF SE/4 OF NE/4 & EX THAT PART OF SE 1/4 OF NE 1/4 N OF ST-LOUIS-SF RR R/W TO JOHN D. KITTRELL IN DB 339 PG 119. DB 215 PG 293- S/2 OF SW/4.

Section 21:

DB 263 PG 257 - NE/4; DB 215 PG 293 - W/2

(RECORDING INFO UNKNOWN) - COMM AT SW COR OF SW/4 OF SE/4 OF SEC FOR POB; TH N 00-04-21 W ALG W LI OF SW/4 OF SE/4 OF SEC FOR 1337.67 FT TO NW COR OF SW/4 OF SE/4; TH E ALG N LI OF SW/4 OF SE/4 FOR 1323.38 FT TO NW COR OF SE/4 OF SE/4; TH CONT E ALG N LI OF SE/4 OF SE/4 FOR 188.37 FT; TH S 57-18-11 W FOR 156.24 FT; TH S 74-52-35 W FOR 169.89 FT; TH S 68-53-36 W FOR 300.54 FT; TH S 59-35-41 W FOR 525.31 FT; TH S 14-19-18 W FOR 68.31 FT; TH S 13-31-27 E FOR 266.50 FT; TH S 59-31-06 E FOR 305.12 FT; TH S 36-55-39 E FOR 406.22 FT; TH S 48-03-21 W FOR 44.94 FT TO S LI OF SEC; TH W ALG S LI OF SEC FOR 1000.14 FT TO THE POB. ALSO THE W/2 OF THE NW/4 OF THE SE/4.

Section 22:

DB 263 PG 257-W/2 OF NW/4

Section 31:

DB 285 PG 79 - N 1/2 OF NW/4, SW/4 OF NW/4, W/2 OF SW/4, THAT PORTION OF N/2 OF NE/4 CONTAINED IN MUSCOGEE LAKE RECREATIONAL AREA (O/R 1020, PG 518) NOT DEEDED TO CHAMPION REALTY INCLUDING ENTRANCE ROAD EX THAT PART OF RD IN NE/4.

**BEING ALSO DESCRIBED AS FOLLOWS:**

Commencing at a 4" x 4" concrete monument unnumbered at the Northwest corner of Section 21, Township 1 North, Range 31 West, Escambia County, Florida; thence go South 86 degrees 14 minutes 34 seconds East along the North line of said Section 21 a distance of 2646.24 feet to a 4" x 4" concrete monument numbered 7277, said point being the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21 and the Point of Beginning; thence continue South 86 degrees 14 minutes 34 seconds East along said North line of Section 21 a distance of 1984.68 feet to a 4" x 4" concrete monument numbered 7277; thence departing said North line of Section 21 go North 02 degrees 46 minutes 02 seconds East a distance of 1312.26 feet to a 4" x 4" concrete monument numbered 7277; thence go North 86 degrees 24 minutes 52 seconds West a distance of 661.65 feet to a 4" x 4" concrete monument numbered 7277 at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 18, Township 1 North, Range 31 West, Escambia County, Florida; thence go North 02 degrees 45 minutes 42 seconds East a distance of 1862.12 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the Southerly right of way line of Saint Louis/San Francisco Railroad (100 foot right of way); thence go North 72 degrees 04 minutes 52 seconds East along said Southerly right of way line a distance of 1414.79 feet to a 4" x 4" concrete monument numbered 7277, said point also being a point on the East line of said Section 18; thence departing said Southerly right of way line go South 02 degrees 46 minutes 22 seconds West along the East line of said Section 18 a distance of 3695.03 feet to a 4" x 4" concrete monument numbered Saint Regis, said point also being the Northeast corner of said Section 21; thence departing said East line of Section 18 go South 87 degrees 17 minutes 20 seconds East along the North line of Section 22, Township 1 North, Range 31 West, Escambia County, Florida a distance of 1318.51 feet to a 4" x 4" concrete monument numbered 7222 at the Southeast corner of the Southwest Quarter of the Southwest Quarter of said Section 22; thence departing said North line of Section 22 go South 02 degrees 55 minutes 40 seconds West a distance of 2648.74 feet to a 4" x 4" concrete monument

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Nancy B. Goodwin  
Print Name: Nancy B. Goodwin

Alisa J. Kiker  
Print Name: Alisa J. Kiker

Longview Plantation I, LLC,  
a Florida limited liability company

By: David A. Brannen  
Its: Manager

By: Reta M. Brannen  
Its: Managing Member

STATE OF FLORIDA     )  
COUNTY OF ESCAMBIA     )

THE FOREGOING INSTRUMENT was acknowledged before me on this 11<sup>th</sup> day of September, 2014, by David A. Brannen, as Manager, of Longview Plantation I, LLC, a Florida limited liability company, who are personally known to me or who produced FL Driver License as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public for the State of Florida  
[NOTARY SEAL]

STATE OF FLORIDA     )  
COUNTY OF ESCAMBIA     )

THE FOREGOING INSTRUMENT was acknowledged before me on this 11<sup>th</sup> day of September, 2014, by Reta M. Brannen, as Managing Member of Longview Plantation I, LLC, a Florida limited liability company, who are personally known to me or who produced FL Driver License as identification.



NANCY B. GOODWIN  
Notary Public, State of Florida  
My Comm. Expires Jan. 29, 2018  
Commission No. FF 72947

Nancy B. Goodwin  
Notary Public for the State of Florida  
[NOTARY SEAL]

Prepared By:  
Alan B. Bookman, of  
Emmanuel, Sheppard & Condon  
30 S. Spring Street  
Pensacola, FL 32502  
File #08261-132254

### **WARRANTY DEED**

THIS WARRANTY DEED, dated this 11<sup>th</sup> day of September, 2014 given by **LONGVIEW PLANTATION I, LLC**, a Florida limited liability company, whose mailing address is P.O. Box 940, Gulf Breeze, FL 32562, (hereinafter called the GRANTOR), to **EXIT ONE DEVELOPMENT GROUP, LLC**, a Florida limited liability company, whose mailing address is 17 East Main Street, Suite 200, Pensacola, FL 32502, (hereinafter called the GRANTEE). (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **ESCAMBIA** County, Florida, to-wit:

### **SEE EXHIBIT "A" FOR LEGAL DESCRIPTION**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2014** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**Exhibit B: Permitted Title Exceptions**

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**1. Encroachment**

<u>Name</u>	<u>Location</u>
Mr. Grey	NW ¼ of NW ¼, Section 22, Township1 North, Range 31 West

**2. Gravel/ Borrow Pit**

<u>Type</u>	<u>Location</u>
gravel pit	NW ¼ of NW ¼, Section 22, Township 1 North, Range 31 West

**Address of Grantor:**

Blue Sky Timber Properties LLC  
6775 Lenox Center Court  
Memphis, TN 38115  
Phone: (901) 419-4000

**Address of Grantee:**

Longview Plantation I, LLC  
P. O. Box 940  
Gulf Breeze, FL 32562  
Phone: (850) 434-7700

This instrument prepared by:

Jackie W. Rozier, Esq.  
ADAMS & REESE LLP  
111 East Capitol Street, Suite 350  
Jackson, Mississippi 39201  
Telephone: (601) 353-3234

**Exhibit A: Legal Description**

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**ESCAMBIA COUNTY, FLORIDA**

**Township 1 North, Range 31 West**

Section 18: DB 263 PG 257 - NE 1/4 OF SE 1/4, E 1/2 OF SE 1/4 OF SE 1/4 & SE 1/4 OF NE 1/4 EX 2.50 AC IN NE 1/4 OF NE 1/4 OF SE 1/4 OF NE 1/4 & EX THAT PART OF SE 1/4 OF NE 1/4 N OF ST-LOUIS-SF RR R/W TO JOHN D. KITTRELL IN DB 339 PG 119 (CONT 10.80 AC).  
DB 215 PG 293 - S 1/2 OF SW 1/4.

Section 21:

DB 263 PG 257 - NE 1/4

DB 215 PG 293 - W 1/2

(RECORDING INFO UNKNOWN) - COMM AT SW COR OF SW 1/4 OF SE 1/4 OF SEC FOR POB; TH N 00-04-21 W ALG W LI OF SW 1/4 OF SE 1/4 OF SEC FOR 1337.67 FT TO NW COR OF SW 1/4 OF SE 1/4; TH E ALG N LI OF SW 1/4 OF SE 1/4 FOR 1323.38 FT TO NW COR OF SE 1/4 OF SE 1/4; TH CONT E ALG N LI OF SE 1/4 OF SE 1/4 FOR 188.37 FT; TH S 57-18-11 W FOR 156.24 FT; TH S 74-52-35 W FOR 169.89 FT; TH S 68-53-36 W FOR 300.54 FT; TH S 59-35-41 W FOR 525.31 FT; TH S 14-19-18 W FOR 68.31 FT; TH S 13-31-27 E FOR 266.50 FT; TH S 59-31-06 E FOR 305.12 FT; TH S 36-55-39 E FOR 406.22 FT; TH S 48-03-21 W FOR 44.94 FT TO S LI OF SEC; TH W ALG S LI OF SEC FOR 1000.14 FT TO THE POB. ALSO THE W 1/2 OF THE NW 1/4 OF THE SE 1/4.

Section 22:

DB 263 PG 257 - W 1/2 OF NW 1/4

Section 31:

DB 285 PG 79 - N 1/2 OF NW 1/4, SW 1/4 OF NW 1/4, W 1/2 OF SW 1/4, THAT PORTION OF N 1/2 OF NE 1/4 CONTAINED IN MUSCOGEE LAKE RECREATIONAL AREA (O/R 1020, PG 518) NOT DEEDED TO CHAMPION REALTY INCLUDING ENTRANCE ROAD EX THAT PART OF RD IN NE 1/4.



IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the 19th day of October, 2006 to be effective as of October 24, 2006.

Grantor:

Blue Sky Timber Properties LLC

Attest:

By: Becky Hoyer

Name: Becky Hoyer

Title: Assistant Secretary

By: E. Wayne Plummer

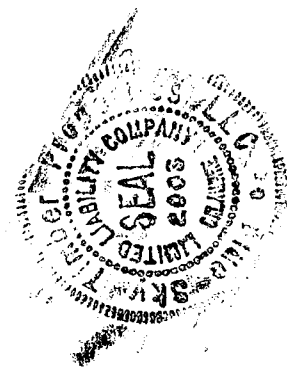
Name: E. Wayne Plummer

Title: Vice President

Signed, sealed and delivered  
in the presence of:

Print: NANCY D. LITZER

Print: Melanie M. Posey



STATE OF TENNESSEE

COUNTY OF SHELBY

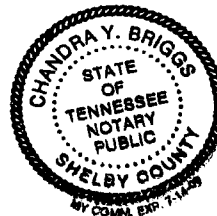
The foregoing instrument was acknowledged before me this 19th day of October, 2006, by E. Wayne Plummer, as Vice President of Blue Sky Timber Properties LLC, a Delaware limited liability company, who is personally known to me or who has produced N/A as identification and who did not take an oath.

My Commission Expires:

MY COMMISSION EXPIRES  
JULY 14, 2009

Chandra Y. Briggs  
NOTARY PUBLIC

Chandra Y. Briggs  
Printed Name of Notary Public



defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and 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.**

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 minerals 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, including outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, and 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;
8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders; and
9. Such other matters as described on **Exhibit B**.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of Grantor as set forth in this deed, 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 number of acres or volume of timber in and on the Property; (iii) the 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 only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and

373918-1

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company, authorized to do business in the State of Florida, whose address and telephone number is 6775 Lenox Center Court, Memphis, Tennessee 38115, (901) 419-9000, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **LONGVIEW PLANTATION I, LLC**, a Florida limited liability company, authorized to do business in the State of Florida, whose address and telephone number is P. O. Box 940, Gulf Breeze, Florida 32562, (850) 434-7700, hereinafter called **GRANTEE**, does hereby **GRANT, BARGAIN SELL AND CONVEY** unto said Grantee all that real property in the County of Escambia, State of Florida, described on **Exhibit A**, and quitclaims all of Grantor's interest in any minerals owned by Grantor, included, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on **Exhibit A**, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

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 and the current year's real Property taxes, which will be prorated between the Grantor and Grantee as of the Closing 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 Purchaser's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;

# 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

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 9-5-2017

TAX ACCOUNT NO.: 16-3601-080

CERTIFICATE NO.: 2015-9833

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

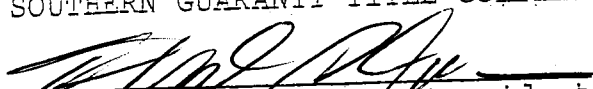
- ☒ X Notify City of Pensacola, P.O. Box 12910, 32521  
☒ X Notify Escambia County, 190 Governmental Center, 32502  
☒ X Homestead for \_\_\_\_\_ tax year.

Longview Plantation I, LLC  
P.O. Box 940  
Gulf Breeze, FL 32562

Exit One Development Group, LLC  
17 East Main St., Ste 200  
Pensacola, FL 32502

Certified and delivered to Escambia County Tax Collector,  
this 5th day of June, 2017.

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.: 13648

June 5, 2017

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

1. Subject to interest of Exit One Development Group, LLC per deed recorded in O.R. Book 7226, page 1988, for surface rights, if any.
2. Taxes for the year 2014-2016 delinquent. Tax ID 16-3601-080.

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.: 13648

June 5, 2017

**MINERAL RIGHTS ONLY, 50% NE 1/4 and South 1/2 of NW 1/4 and SW 1/4, O.R. Book 6019, page 1403, out of 21-1N-31-1101-010.**

17-455

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

**OWNERSHIP AND ENCUMBRANCE REPORT**

File No.: 13648

June 5, 2017

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 06-05-1997, through 06-05-2017, and said search reveals the following:

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

Longview Plantation I, LLC, mineral rights only

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: 

June 5, 2017



## WARNING

**THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON September 5, 2017, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.**

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **RAYMOND HAZELWOOD** holder of Tax Certificate No. 09833, issued the 1st day of June, A.D., 2015 has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**MINERAL RIGHTS ONLY 50% NE 1/4 AND S 1/2 OF NE 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4 AND SW 1/4 OR 6019 P 1403 OUT OF 21-1N-31-1101-0-0**

**SECTION , TOWNSHIP , RANGE W**

**TAX ACCOUNT NUMBER 163601080 (17-455)**

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

**LONGVIEW PLANTATION I LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September, which is the 5th day of September 2017.

Dated this 20th day of July 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



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

By:  
Emily Hogg  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ESCAMBIA**

**CERTIFICATE OF NOTICE OF MAILING  
NOTICE OF APPLICATION FOR TAX DEED**

**CERTIFICATE # 09833 of 2015**

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on July 20, 2017, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

LONGVIEW PLANTATION I LLC PO BOX 940 GULF BREEZE FL 32562	EXIT ONE DEVELOPMENT GROUP LLC 17 EAST MAIN ST STE 200 PENSACOLA FL 32502
---	---

WITNESS my official seal this 20th day of July 2017.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

LONGVIEW PLANTATION I LLC  
[17-455]  
PO BOX 940  
GULF BREEZE FL 32562

9171 9690 0935 0129 1114 31

8.7.17 DELIVERED ✓

EXIT ONE DEVELOPMENT GROUP  
LLC [17-455]  
17 EAST MAIN ST STE 200  
PENSACOLA FL 32502

9171 9690 0935 0129 1114 48

**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**

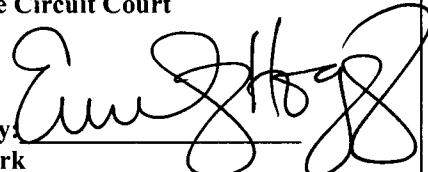
CLERK TO THE BOARD OF  
COUNTY COMMISSIONERS  
OFFICIAL RECORDS  
COUNTY TREASURY  
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 163601080 Certificate Number: 009833 of 2015**

**Payor: LABW HOLDINGS LLC 40 S ALCANIZ ST 2ND FLOOR SUITE PENSACOLA FL 32502  
Date 08/25/2017**

Clerk's Check #	119108037	Clerk's Total	\$477.00
Tax Collector Check #	1	Tax Collector's Total	\$475.73
		Postage	\$10.52
		Researcher Copies	\$10.00
		Total Received	\$973.25

**PAM CHILDERS  
Clerk of the Circuit Court**

Received By:   
Deputy Clerk

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502  
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
 COUNTY CRIMINAL  
 DOMESTIC RELATIONS  
 FAMILY LAW  
 JURY ASSEMBLY  
 JUVENILE  
 MENTAL HEALTH  
 MIS  
 OPERATIONAL SERVICES  
 PROBATE  
 TRAFFIC



**COUNTY OF ESCAMBIA  
 OFFICE OF THE  
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES  
 ARCHIVES AND RECORDS  
 JUVENILE DIVISION  
 CENTURY**

CLERK TO THE BOARD OF  
 COUNTY COMMISSIONERS  
 OFFICIAL RECORDS  
 COUNTY TREASURY  
 AUDITOR

**Case # 2015 TD 009833  
 Redeemed Date 08/25/2017**

**Name LABW HOLDINGS LLC 40 S ALCANIZ ST 2ND FLOOR SUITE PENSACOLA FL 32502**

Clerk's Total = TAXDEED	\$477.00
Due Tax Collector = TAXDEED	\$475.73
Postage = TD2	\$10.52
ResearcherCopies = TD6	\$10.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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**FINANCIAL SUMMARY**

No Information Available - See Dockets



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

**Tax Deed - Redemption Calculator**

**Account: 163601080 Certificate Number: 009833 of 2015**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/05/2017"/>	Redemption Date <input type="text" value="08/25/2017"/> <input type="button" value="12"/>
Months	4	3
Tax Collector	<input type="text" value="\$442.91"/>	<input type="text" value="\$442.91"/>
Tax Collector Interest	\$26.57	\$19.93
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$475.73	<u>\$469.09</u> 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	\$27.00	\$20.25
Total Clerk	\$477.00	<u>\$470.25</u> CH
Postage	<input type="text" value="\$10.52"/>	<input type="text" value="\$10.52"/>
Researcher Copies	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Total Redemption Amount	\$973.25	\$959.86
	Repayment Overpayment Refund Amount	\$13.39 + 120.00 = <u>\$133.39</u>

redeemer



Escambia  
**Sun Press**  
 PUBLISHED WEEKLY SINCE 1948  
 (Warrington) Pensacola, Escambia County, Florida

# STATE OF FLORIDA

County of Escambia

Before the undersigned authority personally appeared Michael P. Driver who is personally known to me and who on oath says that he is Publisher of The Escambia Sun Press, a weekly newspaper published at (Warrington) Pensacola in Escambia County, Florida; that the attached copy of advertisement, being a

NOTICE in the matter of SALE

09-05-2017 - TAX CERTIFICATE # 09833

in the CIRCUIT Court was published in said newspaper in the issues of

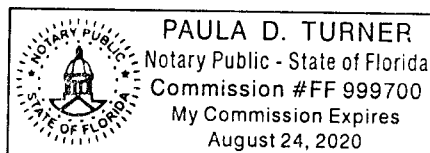
AUGUST 3, 10, 17 & 24, 2017

Affiant further says that the said Escambia Sun-Press is a newspaper published at (Warrington) Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida each week and has been entered as second class mail matter at the post office in Pensacola, in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHER

Sworn to and subscribed before me this 24TH day of AUGUST A.D., 2017

PAULA D. TURNER  
 NOTARY PUBLIC



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That RAYMOND E. HILLWOOD holder of Tax Certificate # 09833, issued the 1st day of June 2015 has filed same in my office and has made application for said deed to be sold to the highest bidder. Said application entitles the following described property in the County of Escambia, State of Florida, to wit:

MINERAL RIGHTS ONLY 50% NE 1/4 AND S 1/2 OF NE 1/4 AND S 1/2 OF NE 1/4 OF NW 1/4 AND SW 1/4 OR 2019 P 1403 OUT OF 21-1N-31-1101-0-0 SECTION, TOWNSHIP, RANGE W

TAX ACCOUNT NUMBER 163601080 (17-455)

The assessment of the said property under the said certificate issued was in the Name of LONGVIEW PLANTATION I LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the first Tuesday in the month of September which is the 5th day of September 2017.

Dated this 20th day of July 2017.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Center, 201 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.

PAM CHILBERS  
 CLERK OF THE CIRCUIT COURT  
 ESCAMBIA COUNTY, FLORIDA  
 (SEAL)

By: Emily Hogg  
 Deputy Clerk

oaw-4w-08-03-10-17-24-2017



# 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 6, 2017

RAYMOND HAZELWOOD  
10764 NORTH COUNTY RD 275 EAST  
PITTSBORO IN 46167

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
2015 TD 009833	\$450.00	\$20.25	\$470.25

**TOTAL \$470.25**

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 •

September 6, 2017

LABW HOLDINGS LLC  
40 S ALCANIZ ST 2<sup>ND</sup> FLOOR SUITE  
PENSACOLA FL 32502

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

2015 TD 009833

\$133.39

**TOTAL \$133.39**

Very truly yours,

PAM CHILDERS  
Clerk of Circuit Court

By:

  
Emily Hogg  
Tax Deed Division