

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  
BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108

04-27-2018  
Application Date

---

Applicant's signature

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 1800286

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

BRISINGER FUND 1, LLC  
BRISINGER FUND 1, LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY, UT 84108,

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
12-0271-125	2016/7308	06-01-2016	BEG AT NW COR OF SEC N 88 DEG1 MIN 51 SEC E ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF NW1/4 OF S EC S 2 DEG 33 MIN 24 SEC E ALG E LI 1350 58/100 FT TO S R/W MEHARG RD (50 FT R/W) S 88 DEG 8 MIN 20 SEC W 1045 08/100 FT FOR POB S 2 DEG 34 MIN 4 SEC E 422 90/100 FT S 88 DEG 11 MIN 52 SEC W 412 43/100 FT N 2 DEG 34 4 SEC W 422 48/100 FT TO PT ON R/W MEHARG RDN 88 DEG 8 MIN 20 SEC E ALG R/W 412 42/1 00 FT TO POB LT 4 UNRECORDED S/D AND BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/1 00 FT TO NE COR OF NW1/4 OF NW1/4 OF SEC S 2 DEG 3 3 MIN 24 SEC E ALG E LI 1350 58/100 FT TO A PT ON S R/W LI MEHARG RD S 88 DEG 8 MIN 20 SEC W ALG S R /W LI MEHARG RD 2188 91/100 FT TO NELY R/W CO RD 9 5-A S 35 DEG 15 MIN 48 SEC E ALG R/W 455 49/100 FT FOR POB N 88 DEG 11 MIN 52 SEC E 463 35/100 FT S 2 DEG 34 MIN 4 SEC E 41 72/100 FT N 88 DEG 11 MIN 52 SEC E 412 43/100 FT S 2 DEG 34 MIN 4 SEC E 231 22/100 FT S 88 DEG 11 MIN 52 SEC W 699 05/100 FT T O NELY R/W CO RD 95-A N 35 DEG 15 MIN 46 SEC W ALG R/W 327 13/100 FT TO POB LT 6 UNRECORDED S/D OR 5 511 P 1898 SEC 14/15 T 2N R 31

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.

2188 91/100 FT TO NELY R/W CO RD 9 5-A S 35 DEG 15 MIN 48 SEC E ALG R/W 455 49/100 FT FOR POB N 88 DEG 11 MIN 52 SEC E 463 35/100 FT S 2  
DEG 34 MIN 4 SEC E 41 72/100 FT N 88 DEG 11 MIN 52 SEC E 412 43/100 FT S 2 DEG 34 MIN 4 SEC E 231 22/100 FT S 88 DEG 11 MIN 52 SEC W 699 05/100  
FT T O NELY R/W CO RD 95-A N 35 DEG 15 MIN 46 SEC W ALG R/W 327 13/100 FT TO POB LT 6 UNRECORDED S/D OR 5 511 P 1898 SEC 14/15 T 2N R 31

18-487

# Tax Collector's Certification

CTY-513

**Tax Deed Application Number**  
1800286

**Date of Tax Deed Application**  
Apr 27, 2018

This is to certify that **BRISINGER FUND 1, LLC**  
**BRISINGER FUND 1, LLC**, holder of **Tax Sale Certificate Number 2016 / 7308**, Issued the 1st Day of June, 2016 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **12-0271-125**

**Cert Holder:**  
**BRISINGER FUND 1, LLC**  
**BRISINGER FUND 1, LLC**  
**1338 S FOOTHILL DRIVE #129**  
**SALT LAKE CITY, UT 84108**

**Property Owner:**  
**CONNER AUSTIN P & STEPHENY M**  
**599 MEHARG RD**  
**MOLINO, FL 32577**

BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/100  
FT TO NE COR OF NW1/4 OF NW1/4 OF S (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
2016/7308	12-0271-125	06/01/2016	60.92	21.02	81.94

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
2017/7107	12-0271-125	06/01/2017	68.79	6.25	3.63	78.67

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

160.61  
0.00  
36.06  
200.00  
175.00  
  
571.67

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

## Total Amount Paid

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

6.25

Done this the 7th day of May, 2018 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: October 1, 2018

By

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.  
12-0271-125 2016

BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF NW1/4 OF S EC S 2 DEG 33 MIN 24 SEC E ALG E LI 1350 58/100 FT TO S R/W MEHARG RD (50 FT R/W) S 88 DEG 8 MIN 20 SEC W 1045 08/100 FT FOR POB S 2 DEG 34 MIN 4 SEC E 422 90/100 FT S 88 DEG 11 MIN 52 SEC W 412 43/100 FT N 2 DEG 34 4 SEC W 422 48/100 FT TO PT ON R/W MEHARG RD N 88 DEG 8 MIN 20 SEC E ALG R/W 412 42/100 FT TO POB LT 4 UNRECORDED S/D AND BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF NW1/4 OF SEC S 2 DEG 33 MIN 24 SEC E ALG E LI 1350 58/100 FT TO A PT ON S R/W LI MEHARG RD S 88 DEG 8 MIN 20 SEC W ALG S R/W LI MEHARG RD



# Chris Jones Escambia County Property Appraiser

Real Estate  
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Tangible Property  
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Sale  
List

Amendment 1/Portability  
Calculations

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← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

## General Information

**Reference:** 142N312001045001  
**Account:** 120271125  
**Owners:** CONNER AUSTIN P  
 CONNER STEPHENY M  
**Mail:** 599 MEHARG RD  
 MOLINO, FL 32577  
**Situs:** 4900 BLK HIGHWAY 95A  
 32577  
**Use Code:** CROPLAND CLASS II   
**Taxing Authority:** COUNTY MSTU  
**Schools (Elem/Int/High):** MOLINO PARK/ERNEST  
 WARD/NORTHVIEW  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2017	\$1,378	\$0	\$1,378	\$1,378
2016	\$1,378	\$0	\$1,378	\$1,378
2015	\$1,378	\$0	\$1,378	\$1,378

[Disclaimer](#)

[Amendment 1/Portability Calculations](#)

➤ [File for New Homestead Exemption Online](#)

## Sales Data

MLS Listing #528344

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/03/2018	7833	1144	\$100	QC	<a href="#">View Instr</a>
10/2004	5511	1898	\$164,000	WD	<a href="#">View Instr</a>

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

## 2017 Certified Roll Exemptions

None

## Legal Description

BEG AT NW COR OF SEC N 88 DEG1 MIN 51 SEC E  
 ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF  
 NW1/4 OF SEC S 2 DEG...

## Extra Features

None

## Parcel Information

[Launch Interactive Map](#)

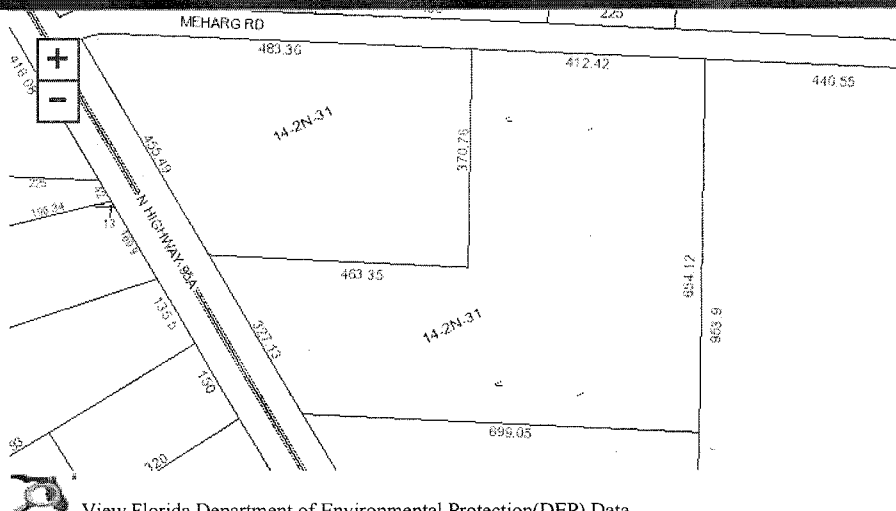
## Section Map

Id:  
15-2N-31

Approx.  
Acreage:  
8.5600

Zoned:   
RR

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.

**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 # 2016 TD 007308**

**Redeemed Date 07/23/2018**

**Name CHARLES E WARD 4762 HWY 95A NORTH MOLINO, FL 32577**

Clerk's Total = TAXDEED	\$490.50
Due Tax Collector = TAXDEED	\$629.37
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
------	--------	------	-------------	------------	------------

**FINANCIAL SUMMARY**

No Information Available - See Dockets

File #: 18-487

**PAM CHILDERS**  
 CLERK OF THE CIRCUIT COURT  
 ARCHIVES AND RECORDS  
 CHILDSUPPORT  
 CIRCUIT CIVIL  
 CIRCUIT CRIMINAL  
 COUNTY CIVIL  
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**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: 120271125 Certificate Number: 007308 of 2016**

**Payor: CHARLES E WARD 4762 HWY 95A NORTH MOLINO, FL 32577 Date 07/23/2018**

Clerk's Check # 1  
 Tax Collector Check # 1

Clerk's Total	<del>\$490.50</del>	} \$753.90
Tax Collector's Total	<del>\$629.37</del>	
Postage	<del>\$60.00</del>	
Researcher Copies	\$0.00	
Total Received	<del>\$1,179.87</del>	\$753.90

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: *Whitney Coppage*  
 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>

 Search Property
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  Redeem
  Forms
  Courtview
  Benchmark


Redeemed From Sale



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

### Tax Deed - Redemption Calculator

Account: 120271125 Certificate Number: 007308 of 2016

Redemption	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Application Date	<input type="text" value="04/27/2018"/>	Interest Rate	<input type="text" value="18%"/>
Final Redemption Payment ESTIMATED			Redemption Overpayment ACTUAL		
		Auction Date	<input type="text" value="10/01/2018"/>	Redemption Date	<input type="text" value="07/23/2018"/> 
Months	6				3
Tax Collector	<input type="text" value="\$571.67"/>				<input type="text" value="\$571.67"/>
Tax Collector Interest	\$51.45				\$25.73
Tax Collector Fee	<input type="text" value="\$6.25"/>				<input type="text" value="\$6.25"/>
Total Tax Collector	\$629.37				\$603.65 T.C.
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				\$20.25
Total Clerk	\$490.50				\$470.25 C.H.
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	\$1,219.87				\$1,073.90
		Repayment Overpayment Refund Amount			\$145.97

Notes





# Pam Childers

Clerk of the Circuit Court and Comptroller, Escambia County

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

August 2, 2018

BRISINGER FUND I LLC  
1338 S FOOTHILL DRIVE #129  
SALT LAKE CITY UT 84108

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
2016 TD 000827	\$450.00	\$20.25	\$470.25
2016 TD 007308	\$450.00	\$20.25	\$470.25
2016 TD 005306	\$450.00	\$20.25	\$470.25

**TOTAL \$1,410.75**

Very truly yours,

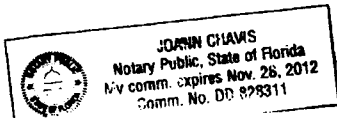
PAM CHILDERS  
Clerk of Circuit Court

By:

Emily Hogg  
Tax Deed Division

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 7<sup>th</sup> day of  
November, 2011 by AUSTIN CONNER and STEPHANIE CONNER, as being  
personally known to me or having produced driver's license as identification.



Notary Signature: JoAnn Chavis

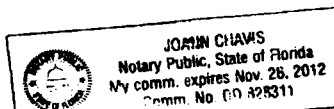
Dedra L. Lanning  
Witness #1  
Print Name: Dedra L. Lanning  
JoAnn Chavis  
Witness #2  
Print Name: JoAnn Chavis

Charles E. Ward  
CHARLES E. WARD  
Donna Z. Ward  
DONNA Z. WARD

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me on this 2nd day of  
November, 2011 by CHARLES E. WARD and DONNA Z. WARD, as being personally  
known to me or having produced a driver's license(s) as identification.

Notary Signature: JoAnn Chavis



### MODIFICATION AGREEMENT

This Modification Agreement entered into this 7<sup>th</sup> day of November, 2011 by  
and between Austin Conner and Stepheny Conner, Husband and Wife, (Mortgagors) and  
Charles E Ward and Donna Z. Ward, Husband and Wife (Mortgagees)

#### RECITALS

WHEREAS, on or about October 19, 2004 Mortgagors and Mortgagees entered  
into an agreement whereby Mortgagors would purchase real property from the  
Mortgagees and the Mortgagees would finance the purchase; and

WHEREAS, the terms of that purchase are reflected in the Mortgage and Note  
attached hereto as Exhibit "A" and which was recorded on October 22, 2004 at Official  
Records Book 5511 Page 1902-1906 of the Public Records of Escambia County, Florida;  
and

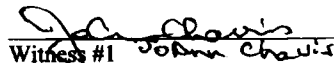
WHEREAS, the Mortgagors and Mortgagees desire to amend the terms of the  
Mortgage and Note referenced above; and

WHEREAS, the Mortgagors have offered terms to the Mortgagees which the  
Mortgagees have agreed to that would entice the Mortgagees to enter into this  
Modification Agreement;

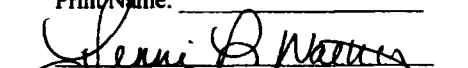
#### THEN, THE MORTGAGORS AND MORTGAGEES AGREE AS FOLLOWS:


- 1) The current balance of the loan is \$83,497.23.
- 2) Future payments in the amount of \$609.46 will be due on October 20, 2011  
and on the 20<sup>th</sup> day of each month thereafter until October 20, 2021 when the  
remaining principal balance will become due, subject to other provisions of  
the Modification Agreement.
- 3) There is a 10% prepayment penalty if the mortgage is paid in whole or part on  
or before October 20, 2014. The penalty shall be 10% of the balance due and  
owing and shall be added to the principal balance.
- 4) All terms of the mortgage and note not inconsistent with this instrument are  
ratified and continue to be in full force and effect.
- 5) If for any reason the above mentioned payments are terminated it shall be  
deemed a default and shall entitle Mortgagees to accelerate all sums due and  
owing under this agreement.
- 6) In the event of a default, the Mortgagors agree to pay all costs of collections,  
including a reasonable attorney's fee.
- 7) This agreement may be introduced into evidence in any court proceeding  
involving the Mortgage referenced herein.

Agreed to this \_\_\_\_\_ day of November, 2011.

  
Witness #1 John Chauis  
Print Name: \_\_\_\_\_

  
AUSTIN CONNER

  
Witness #2 Jenni L. Walters  
Print Name: Jenni L. Walters

  
STEPHANIE CONNER  
Stepheny

## PROMISSORY NOTE

\$91,606.80

October 19, 2004  
Molino, Escambia County, Florida

FOR VALUE RECEIVED, the undersigned promise to pay to the order of Charles E. Ward and Donna Z. Ward, husband and wife at 4762 North Highway 95-A, Molino, FL 32577 or at such other address as may be indicated in writing, in the manner hereinafter specified, the principal sum of Ninety-One Thousand Six Hundred Six and 80/100 Dollars (\$91,606.80) with interest from the date hereof, at the rate of Seven percent ( 7 %) per annum on the balance from time to time remaining unpaid. The said principal and interest shall be payable in lawful money of the United States of America, on the date and in the following manner:

The sum of \$609.46 representing a payment of principal and interest shall be due and payable on November 19, 2004, and on the 19th day of each month thereafter until October 19, 2011, at which time the remaining principal balance, together with any accrued but unpaid interest, shall be due.

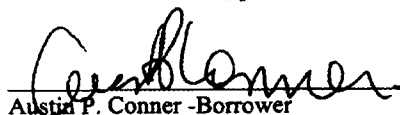
All payments shall be first applied to late charges, if any, then to the payment of accrued interest, and the balance remaining, if any, shall be applied to the payment of the principal sum.

There is a 3 year prepayment penalty. If mortgage is prepaid in whole or in part prior to October 19, 2007, there will be a prepayment penalty of 10 % of the original mortgage amount due to the Mortgagee.

This note with interest is secured by a purchase money mortgage, of even date herewith, the terms of which are incorporated herein by reference, made by the makers hereof in favor of the said payee, is given as part of the purchase price of the real property described in the mortgage, and shall be construed and enforced according to the laws of the State of Florida.

If default be made in the payment of any installment under this note, and if such default is not made good within 15 days, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same at a later time for the same default or for any subsequent default. Any payment not received within 10 days of the due date shall include a late charge of 5% of the payment due. In the event of default in the payment of this note, and if the same is placed in the hands of any attorney for collection, the undersigned hereby agree to pay all costs of collection, including a reasonable attorneys fee.

Makers waive demand, presentment for payment, protest, and notice of nonpayment and dishonor.

  
Austin P. Conner -Borrower

  
Stephen M. Conner -Borrower

The state documentary tax due on this Note has been paid on the Mortgage securing this indebtedness.

RCD Oct 22, 2004 10:08 am  
Escambia County, Florida

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-294769

EXHIBIT "A"

LOT 4

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST, ALONG THE AFORESAID RIGHT-OF-WAY LINE MEHARG ROAD FOR A DISTANCE OF 1045.08 FEET FOR THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 422.80 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 412.43 FEET; THENCE GO NORTH 02 DEGREES 34 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 422.48 FEET TO A POINT ON THE AFORESAID RIGHT-OF-WAY LINE OF MEHARG ROAD; THENCE GO NORTH 88 DEGREES 08 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE OF MEHARG ROAD FOR A DISTANCE OF 412.42 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 14 AND 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.00 ACRES, MORE OR LESS.

LOT 6

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD, FOR A DISTANCE OF 2,188.91 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #85-A (80' R/W); THENCE GO SOUTH 35 DEGREES 15 MINUTES 48 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A FOR A DISTANCE OF 455.48 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 453.35 FEET; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 41.72 FEET; THENCE GO NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 412.43 FEET; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 231.22 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 899.05 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A; THENCE GO NORTH 35 DEGREES 15 MINUTES 48 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A FOR A DISTANCE OF 327.13 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 14 AND 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.54 ACRES, MORE OR LESS.

04-3970

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 19th day of October, 2004 by Austin P. Conner and Stepheny M. Conner, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy  
Notary Public

Printed Name: Deedra L. Lamy

My Commission Expires: April 2, 2008

same on account of the indebtedness hereby secured or to permit Mortgagor to receive and use it or any part thereof for repair or replacement, without hereby waiving or impairing any equity, lien or right under or by virtue of this mortgage. In the event of loss Mortgagor shall give immediate notice to Mortgagee.

3. To permit, commit or suffer no waste, impairment or deterioration of the property, or any part thereof.
4. To permit no other lien or mortgage to be placed ahead of this mortgage.
5. Mortgagor shall provide proof of payment of annual real estate taxes by March 15, for the preceding years taxes. In the event that Mortgagor does not pay the taxes by such date, the Mortgagee may pay the taxes and the full amount of such payment by Mortgagee shall be added to the principal balance owed on the mortgage, and shall accrue interest at the maximum rate allowed by law.
6. The Mortgagee may, at any time pending a suit upon this mortgage, apply to the court having jurisdiction thereof for the appointment of a receiver, and such court shall forthwith appoint a receiver, and such receiver shall have all the broad and effective functions and powers in anywise entrusted by a court to a receiver, and such appointment shall be made by such court as an admitted equity and a matter of absolute right to said Mortgagee. The rents, profits, income, issues, and revenues shall be applied by such receiver according to the lien of this mortgage.
7. If any of the sums of money due and owing to Mortgagee under the terms of the promissory note and this mortgage, including but not limited to any advance made by Mortgagee for the payment of insurance or taxes, are not paid within 15 days after the same become due and payable, or if each of the stipulations, agreements, conditions and covenants of the promissory note and this mortgage, or either, are not fully performed or complied with the aggregate sum owed on the promissory note shall become due and payable forthwith or thereafter at the option of Mortgagee, his successors, legal representatives, or assigns.

This mortgage and the note hereby secured shall be construed and enforced according to the laws of the State of Florida.

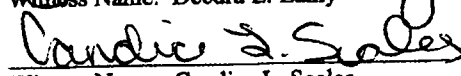
The principal sum secured hereby, along with any interest to be paid in accordance with the terms of the note secured hereby, shall immediately become due and payable without notice, if a transfer of title to the premises by sale or otherwise is made without the Mortgagee's written consent, while this mortgage remains a lien thereon, at the option of Mortgagee, his successors, legal representatives, or assigns.

Executed at Escambia County, Florida on the date written above.

Signed, sealed and delivered in the presence of:

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$83,497.23, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.


  
Witness Name: Deedra L. Lamy

  
Witness Name: Candice L. Scales

  
Witness Name: Deedra L. Lamy

  
Witness Name: Candice L. Scales

  
Austin P. Conner (Seal)

  
Stephany M. Conner (Seal)

5pgs  
44.00  
320.95  
183.21  
548.16

OR BK 5511 PG1902  
Escambia County, Florida  
INSTRUMENT 2004-294769

NTG DOC STAMPS PD & ESC CO \$ 320.95  
10/22/04 ERNIE LEE WAGANA, CLERK

INTANGIBLE TAX PD & ESC CO \$ 183.21  
10/22/04 ERNIE LEE WAGANA, CLERK

Prepared by and return to:  
Deedra L. Lamy  
Emerald Coast Title, Inc.  
811 N. Spring Street  
Pensacola, FL 32501  
850-434-3223  
File Number: 04-3970

[Space Above This Line For Recording Data]

THIS IS A BALLOON MORTGAGE AND THE FINAL PRINCIPAL PAYMENT OR THE PRINCIPAL BALANCE DUE UPON MATURITY IS \$83,497.23, TOGETHER WITH ACCRUED INTEREST, IF ANY, AND ALL ADVANCEMENTS MADE BY THE MORTGAGEE UNDER THE TERMS OF THIS MORTGAGE.

## MORTGAGE

**This Indenture**, Made this October 19, 2004 by and between Austin P. Conner and Stepheny M. Conner, husband and wife whose address is 1678 Kinsale Drive, Cantonment, FL 32533, hereinafter called the Mortgagor, and Charles E. Ward and Donna Z. Ward, husband and wife whose address is 4762 North Highway 95-A, Molino, FL 32577, hereinafter called the Mortgagee:

The terms "Mortgagor" and "Mortgagee" shall include heirs, personal representatives, successors, legal representatives and assigns, and shall denote the singular and/or the plural, and the masculine and/or the feminine and natural and/or artificial persons, whenever and wherever the context so admits or requires.

**Witnesseth**, that the said Mortgagor, for and in consideration of the aggregate sum named in the promissory note, a copy of which is attached hereto and made a part hereof, the receipt of which is hereby acknowledged, does grant, bargain and sell to the said Mortgagee, his successors and assigns, in fee simple, the following described land, situate, lying and being in Escambia County, Florida, to-wit:

See attached Exhibit "A"

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

**Provided always**, that if said Mortgagor, his successors or assigns, shall pay unto the said Mortgagee, his successors or assigns, that certain promissory note, of which a true and correct copy is attached, and Mortgagor shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant of said promissory note and of this mortgage, and shall duly pay all taxes, all insurance premiums reasonably required, all costs and expenses including reasonable attorneys fees that Mortgagee may incur in collecting money secured by this mortgage, and also in enforcing this mortgage by suit or otherwise, then this mortgage and the estate hereby created shall cease and be null and void.

Mortgagor hereby covenants and agrees:

1. To pay the principal and interest and other sums of money payable by virtue of said promissory note and this mortgage, or either, promptly on the days respectively the same severally come due.
2. To keep the buildings now or hereafter on the land insured for fire and extended coverage in a sum at least equal to the amount owed on the above described promissory note, and name the Mortgagee as loss payees, and to furnish Mortgagee with a copy of all current policies. If Mortgagor does not provide Mortgagee with copies of the policies showing Mortgagee as loss payees after 14 days written demand by Mortgagee, then Mortgagee may purchase such insurance and shall add any payments made for such policy to the principal balance owed on the mortgage, and such payments shall accrue interest at the maximum rate of interest allowed by law. In the event any sum of money becomes payable under such policy, Mortgagee, his legal representatives or assigns, shall have the option to receive and apply the

Initials: *DL Sme*  
DobleTimee



## Abutting Roadway Maintenance

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**ATTENTION:** Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V, requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of Roadway: XXXX North Highway 95-A, Molino, FL 32577

THE COUNTY (x) HAS ACCEPTED ( ) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of \_\_\_\_\_ to maintain, repair and improve the road.

This form completed by:

Michael D. Tidwell, Attorney  
811 North Spring Street  
Pensacola, Florida 32501

Charles E. Ward Date 10/19/2004  
Charles E. Ward

Donna Z. Ward Date 10/19/2004  
Donna Z. Ward

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of October, 2004 by Charles E. Ward and Donna Z. Ward, husband and wife who are personally known to me or have produced a driver's license as identification.

Deedra L. Lamy  
Notary Public



Austin P. Conner Date 10/19/2004  
Austin P. Conner

Stephany M. Conner Date 10/19/2004  
Stephany M. Conner

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 19th day of October, 2004 by Austin P. Conner and Stephany M. Conner, husband and wife who are personally known to me or has produced a driver's license as identification.

Deedra L. Lamy  
Notary Public



RCD Oct 22, 2004 10:08 am  
Escambia County, Florida

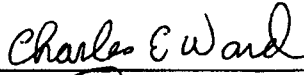

ERNIE LEE MAGAHA  
Clerk of the Circuit Court  
INSTRUMENT 2004-294768

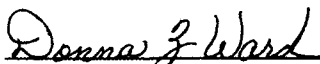
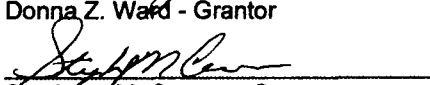
## Exhibit "B"

### Deed Restrictions

Unless waived by Grantor, the above-referenced property shall have the following applicable restrictions on its use:

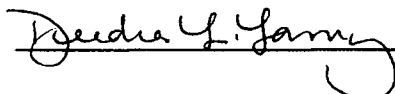
1. Any residential dwelling constructed on the property described herein shall contain not less than 2,000 square feet of heated and cooled living area.
2. There shall be no separate structures constructed on the property, except that the Grantees may construct a separate building which houses a motor home or travel trailer or a workshop. The separate building must match the residence in terms of exterior appearance and similar materials to that used in construction of the residence must be used to construct the separate structure. The Grantee may construct a barn if the Grantee owns either horses or cows in accordance with Section 5 above.
3. There may be a separate mother-in-law suite which matches the primary residence in terms of architecture and building materials.
4. There shall be no fowl, pheasants, chickens, ostriches, guineas, hogs, pigs, or swine allowed on the property.
5. If the property herein conveyed contains more than four (4) acres, the Grantee may keep up to three (3) horses or three (3) cows, but not both.
6. There shall be no junk cars, trucks or vehicles of any time kept on any of the property. No vehicle of any type shall be maintained on concrete blocks on the property described herein.
7. There shall be no mobile homes or modular homes of any kind kept on any of the property.
8. There shall be no unsightly growth of weeds, underbrush, shrubs or unsightly objects on the property described herein.
9. There shall be no retail business operations conducted on premises nor shall there be any storage or keeping or parking of heavy machinery, bulldozers, or tractor trailers of any type.
10. Upon purchasing property require the Buyer to bush hog property at least three (3) times a year to keep it presentable.

  
Charles E. Ward - Grantor  
  
Austin P. Conner - Grantee

  
Donna Z. Ward - Grantor  
  
Stepheny M. Conner - Grantee

STATE OF Florida  
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2004 by **Charles E. Ward, Donna Z. Ward, Austin P. Conner and Stepheny M. Conner**, who have produced driver's licenses as identification.

  
Notary Public

## EXHIBIT "A"

OR BK 5511 PG1899  
Escambia County, Florida  
INSTRUMENT 2004-294768

## LOT 4

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST, ALONG THE AFORESAID RIGHT-OF-WAY LINE MEHARG ROAD FOR A DISTANCE OF 1045.08 FEET FOR THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 422.90 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 412.43 FEET; THENCE GO NORTH 02 DEGREES 34 MINUTES 04 SECONDS WEST, FOR A DISTANCE OF 422.48 FEET TO A POINT ON THE AFORESAID RIGHT-OF-WAY LINE OF MEHARG ROAD; THENCE GO NORTH 88 DEGREES 08 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE OF MEHARG ROAD FOR A DISTANCE OF 412.42 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 14 AND 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.00 ACRES, MORE OR LESS.

## LOT 5

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST, ALONG THE AFORESAID RIGHT-OF-WAY LINE OF MEHARG ROAD FOR A DISTANCE OF 1,457.50 FEET FOR THE POINT OF BEGINNING; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 380.75 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 483.35 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A (88' R/W); THENCE GO NORTH 35 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A FOR A DISTANCE OF 455.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD; THENCE GO NORTH 88 DEGREES 08 MINUTES 20 SECONDS EAST, ALONG THE AFORESAID RIGHT OF WAY LINE OF MEHARG ROAD FOR A DISTANCE OF 709.41 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 5.12 ACRES, MORE OR LESS.

## LOT 6

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD, FOR A DISTANCE OF 2,168.81 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #85-A (88' R/W); THENCE GO SOUTH 35 DEGREES 15 MINUTES 46 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A FOR A DISTANCE OF 455.49 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 483.35 FEET; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 412.43 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 231.22 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 699.05 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A; THENCE GO NORTH 35 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 85-A FOR A DISTANCE OF 327.13 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 14 AND 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.54 ACRES, MORE OR LESS.

04-3970

35.50  
1148.50  
1183.50

OR BK 5511 PG1898  
Escambia County, Florida  
INSTRUMENT 2004-294768

DEED DOC STAMPS PD & ESC CO \$1148.00  
10/22/04 ERNIE LEE MAGANA, CLERK

Prepared by and return to:  
Deedra L. Lamy at  
Emerald Coast Title, Inc.  
811 N. Spring Street  
Pensacola, FL 32501  
850-434-3223  
File Number: 04-3970

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 19th day of October, 2004 between Charles E. Ward and Donna Z. Ward, husband and wife whose post office address is 4762 North Highway 95-A, Molino, FL 32577, grantor, and Austin P. Conner and Stepheny M. Conner, husband and wife whose post office address is 1678 Kinsale Drive, Cantonment, FL 32533, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Escambia County, Florida to-wit:

See attached Exhibit "A" for legal description.

See attached Exhibit "B" for deed restrictions.

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 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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Deedra L. Lamy  
Witness Name: Deedra L. Lamy  
Candice L. Scales  
Witness Name: Candice L. Scales

Charles E. Ward (Seal)  
Charles E. Ward

Deedra L. Lamy  
Witness Name: Deedra L. Lamy  
Candice L. Scales  
Witness Name: Candice L. Scales

Donna Z. Ward (Seal)  
Donna Z. Ward

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me this 19th day of October, 2004 by Charles E. Ward and Donna Z. Ward, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Deedra L. Lamy  
Notary Public  
Printed Name: Deedra L. Lamy  
My Commission Expires: April 2, 2008

## Exhibit "A"

## LOT 6

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14 AND THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 01 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 14, FOR A DISTANCE OF 1,321.31 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE GO SOUTH 02 DEGREES 33 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, FOR A DISTANCE OF 1,350.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD (50' R/W); THENCE GO SOUTH 88 DEGREES 08 MINUTES 20 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MEHARG ROAD, FOR A DISTANCE OF 2,166.91 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD #95-A (88' R/W); THENCE GO SOUTH 35 DEGREES 15 MINUTES 48 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 95-A FOR A DISTANCE OF 455.48 FEET FOR THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 463.35 FEET; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 41.72 FEET; THENCE GO NORTH 88 DEGREES 11 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 412.43 FEET; THENCE GO SOUTH 02 DEGREES 34 MINUTES 04 SECONDS EAST, FOR A DISTANCE OF 231.22 FEET; THENCE GO SOUTH 88 DEGREES 11 MINUTES 52 SECONDS WEST, FOR A DISTANCE OF 699.05 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 95-A; THENCE GO NORTH 35 DEGREES 15 MINUTES 46 SECONDS WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 95-A FOR A DISTANCE OF 327.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTIONS 14 AND 15, TOWNSHIP-2-NORTH, RANGE-31-WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINS 4.54 ACRES, MORE OR LESS.

## NOTARY ACKNOWLEDGMENT

State of Florida  
County of Escambia  
On Jan. 3, 2018, before me, Joy Norton, a notary  
public in and for said state, personally appeared, Austin P. Conner and  
Stepheny M. Conner

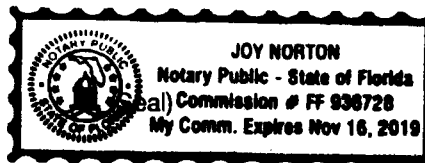
who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons  
whose names are subscribed to the within instrument and acknowledged to me that they ex-  
ecuted the same in their authorized capacities, and that by their signatures on the instrument the  
persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Joy Norton  
Signature of Notary

Affiant Known \_\_\_\_\_ Produced ID ☒

Type of ID Florida Driver License



interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Escambia, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

*Austin P. Conner*  
Signature of Grantor

Austin P. Conner  
Print Name of Grantor

*Morgan Helton*  
Signature of First Witness to Grantor(s)

Morgan Helton  
Print Name of First Witness to Grantor(s)

*Stephen Conner*  
Signature of Second Grantor (if applicable)

Stephen Conner  
Print Name of Second Grantor (if applicable)

*Irene C. Thompson*  
Signature of Second Witness to Grantor(s)

Irene C. Thompson  
Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

*Austin P. Conner*  
Signature of Grantee

Austin P. Conner  
Print Name of Grantee

*Morgan Helton*  
Signature of First Witness to Grantee(s)

Morgan Helton  
Print Name of First Witness to Grantee(s)

*Stephen Conner*  
Signature of Second Grantee (if applicable)

Stephen Conner  
Print Name of Second Grantee (if applicable)

*Irene C. Thompson*  
Signature of Second Witness to Grantee(s)

Irene C. Thompson  
Print Name of Second Witness to Grantee(s)

## Quitclaim Deed

RECORDING REQUESTED BY \_\_\_\_\_

AND WHEN RECORDED MAIL TO:

AUSTIN AND STEPHENY TRUST, Grantee(s)  
599 McHenry Rd Mobile FL  
32577

Consideration: \$ NO CONSIDERATION

Property Transfer Tax: \$ \_\_\_\_\_

Assessor's Parcel No.: 142N312001045001

PREPARED BY: AUSTIN COWNER certifies herein that he or she has prepared  
this Deed.

Austin Cowner  
Signature of Preparer

1-3-2018  
Date of Preparation

Austin Cowner  
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on JAN 3, 2018 in the County of \_\_\_\_\_  
\_\_\_\_\_, State of Florida

by Grantor(s), AUSTIN AND STEPHENY COWNER,  
whose post office address is \_\_\_\_\_,  
to Grantee(s), AUSTIN AND STEPHENY COWNER TRUST,  
whose post office address is \_\_\_\_\_.

WITNESSETH, that the said Grantor(s), \_\_\_\_\_,  
for good consideration and for the sum of NO CONSIDERATION  
(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



# SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgrt@aol.com

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

## CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 10-1-2018

TAX ACCOUNT NO.: 12-0271-125

CERTIFICATE NO.: 2016-7308

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

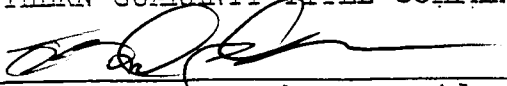
      X   Homestead for        tax year.

Austin P. Conner  
Stephenny M. Conner  
Austin AND Steheny Conner Trust  
599 Mehard Rd.  
Molino, FL 32577

Charles E. Ward  
Donna Z. Ward  
4762 Hwy. 95A North  
Molino, FL 32577

Certified and delivered to Escambia County Tax Collector,  
this 9th day of July, 2018.

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.

**PROPERTY INFORMATION REPORT  
CONTINUATION PAGE**

File No.: 14484

July 6, 2018

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

1. Mortgage executed by Austin P. Conner and Stepheny M. Conner, husband and wife, to Charles E. Ward and Donna Z. Ward, dated 10/19/2004 and recorded in Official Record Book 5511 on page 1902 of the public records of Escambia County, Florida. given to secure the original principal sum of \$91,606.80. Mortgage Modification recorded in O.R. Book 6784, page 319.
2. Taxes for the year 2015-2017 elinquent. The assessed value is \$1,378.00. Tax ID 12-0271-125.

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.

**PROPERTY INFORMATION REPORT  
LEGAL DESCRIPTION**

File No.: 14484

July 6, 2018

**142N312001045001 - Full Legal Description**

BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF NW1/4 OF SEC S 2 DEG 33 MIN 24 SEC E ALG E LI 1350 58/100 FT TO S R/W MEHARG RD (50 FT R/W) S 88 DEG 8 MIN 20 SEC W 1045 08/100 FT FOR POB S 2 DEG 34 MIN 4 SEC E 422 90/100 FT S 88 DEG 11 MIN 52 SEC W 412 43/100 FT N 2 DEG 34 4 SEC W 422 48/100 FT TO PT ON R/W MEHARG RD N 88 DEG 8 MIN 20 SEC E ALG R/W 412 42/100 FT TO POB LT 4 UNRECORDED S/D AND BEG AT NW COR OF SEC N 88 DEG 1 MIN 51 SEC E ALG N LI 1321 31/100 FT TO NE COR OF NW1/4 OF NW1/4 OF SEC S 2 DEG 33 MIN 24 SEC E ALG E LI 1350 58/100 FT TO A PT ON S R/W LI MEHARG RD S 88 DEG 8 MIN 20 SEC W ALG S R/W LI MEHARG RD 2188 91/100 FT TO NELY R/W CO RD 95-A S 35 DEG 15 MIN 48 SEC E ALG R/W 455 49/100 FT FOR POB N 88 DEG 11 MIN 52 SEC E 463 35/100 FT S 2 DEG 34 MIN 4 SEC E 41 72/100 FT N 88 DEG 11 MIN 52 SEC E 412 43/100 FT S 2 DEG 34 MIN 4 SEC E 231 22/100 FT S 88 DEG 11 MIN 52 SEC W 699 05/100 FT TO NELY R/W CO RD 95-A N 35 DEG 15 MIN 46 SEC W ALG R/W 327 13/100 FT TO POB LT 6 UNRECORDED S/D OR 5511 P 1898 SEC 14/15 T 2N R 31

**Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

18-487  
Redeemed

**PROPERTY INFORMATION REPORT**

File No.: 14484

July 6, 2018

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 07-06-1998, through 07-06-2018, and said search reveals the following:

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

Austin P. Conner and Stepheny M. Conner, husband and wife, and Austin Conner and Stepheny Conner Trust

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

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

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

Southern Guaranty Title Company

By: 

July 6, 2018