- 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 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

#### 512 R. 12/16

### **APPLICATION FOR TAX DEED**

Section 197.502, Florida Statutes

Application Number: 1800279

| To: | Tax Collector of | ESCAMBIA COUNTY | , Florida |
|-----|------------------|-----------------|-----------|
|-----|------------------|-----------------|-----------|

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:

| 12-0787-011 |           |            |   |
|-------------|-----------|------------|---|
|             | 2016/7475 | 06-01-2016 | BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L I 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD C UR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DE G 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC T O NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SE LY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/1 00 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC O F CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 5 5/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 S EC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 D EG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WA TERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MI N 3 SEC W ALG LI LAST TRAVERSED 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 |
|             |           |            | SEC E 400 FT N 14 DEG 21 MIN 19 SEC E<br>481 19/100 FT MORE OR LESS TO  |
|             |           |            | WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD   |
| ĺ           |           |            | RIVER 99 FT MORE OR LESS TO PO B OR   |

#### 1 agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and

DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 S EC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 D EG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WA TERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MIN 3 SEC WALG LI LAST TRAVERSED 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD RIVER 99 FT MORE OR LESS TO PO B OR 2603 P 483 OR 4314 P 365 OR 6576 P 914

#### Tax Collector's Certification

Tax Deed Application Number

1800279

**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 / 7475, 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: 12-0787-011

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

Property Owner: DELGADO FRANK G 2725 SOUTHERN OAKS DR CANTONMENT, FL 32533

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L (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<br>Certificate | Interest | Total    |  |
|-------------------------|----------------|------------|-------------------------------|----------|----------|--|
| 2016/7475               | 12-0787-011    | 06/01/2016 | 491.14                        | 24.56    | , 515.70 |  |

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

| Certificate Year/Number | Account Number | Sale Date    | Face Amount of<br>Certificate | Tax Collector's Fee | Interest | Total  |
|-------------------------|----------------|--------------|-------------------------------|---------------------|----------|--------|
| 2017/7290               | 12-0787-011    | . 06/01/2017 | 508.18                        | 6.25                | 59.39    | 573.82 |

| 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                    | 1,089.52          |
| 2. Total of Delinquent Taxes Paid by Tax Deed Applicant  | 0.00              |
| 3. Total of Current Taxes Paid by Tax Deed Applicant   | 458.56            |
| 4. Ownership and Encumbrance Report Fee  | 200.00            |
| 5. Tax Deed Application Fee  | 175.00            |
| 6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.   |                   |
| 7. Total (Lines 1 - 6)   | 1,923.08          |
| Amounts Certified by Clerk of Court (Lines 8-15):  | Total Amount Paid |
| 8. Clerk of Court Statutory Fee for Processing Tax Deed  |                   |
| 9. Clerk of Court Certified Mail Charge  | ·                 |
| 10. Clerk of Court Advertising Charge  |                   |
| 11. Clerk of Court Recording Fee for Certificate of Notice   |                   |
| 12. Sheriff's Fee  |                   |
| 13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.  |                   |
| 14. Total (Lines 8 - 13)   |                   |
| 15. One-half Assessed Value of Homestead Property, if Applicable per F.S.  |                   |
| 16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application, If Applicable Per Florida Statutes |                   |
| 17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if applicable)                                 |                   |
| 18. Redemption Fee   | 6.25              |
| 19. Total Amount to Redeem   |                   |

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

Date of Sale: October 1, 2018

\*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date. 12-0787-011

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L I 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD C UR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DE G 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC T O NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SE LY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/1 00 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC O F CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 5 5/100 FT (CH



### Chris Jones Escambia County Property Appraiser

Real Estate Tar Search

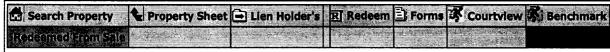
Tangible Property Search Sale List Amendment 1/Portability Calculations

### <u>Back</u>

| Navigate Mode   Secount   OReference   Senseral Information   |                       |                                 | Dack  |                 |                                       |                 |              |
|---|-----------------------|---------------------------------|---|-----------------|---------------------------------------|-----------------|--------------|
| Reference: 392N312010000007   Account: 120787011   2017 \$35,000 \$0 \$35,000 \$25,73   | Navigate Mode         | Account O Reference             | <b>&gt;</b>   |                 |                                       | Printer Friend  | ly Version   |
| Reference:   392N312010000007   Account:   120787011   2017   \$35,000   \$0   \$35,000   \$25,730   \$21,750   \$21,260   \$35,000   \$35,000   \$21,750   \$21,260   \$35,000   \$35,000   \$21,750   \$35,000 | General Information   |                                 | Asses   | sments          | i in suere                            |                 |              |
| Owners:   DELGADO FRANK G   2725 SOUTHERN OAKS DR   | Reference:            | 392N312010000007                |   |                 | Imprv                                 | Total           | Cap Val      |
| Mail:  2775 SOUTHERN OAKS DR CANTOMMENT, FL 32533  Situs:  6300 BLK RIVER BEND RD 32577  Use Code:  VACANT RESIDENTIAL PARMINITY COUNTY MSTU  Schools (Elem/Int/High):  Tax Inquiry:  Tax Inquiry:  Tax Inquiry:  Den Tax Inquiry Window  Tax Inquiry:  Sales Data  Official Records (New Window)  03/04/2010 6576 914 \$100 QC View Instruction (New Window)  10/1998 4314 365 \$10,000 WD View Instruction (New Window)  10/1998 2603 483 \$11,000 SC View Instruction (New Yingow)  10/1998 2603 483 \$11,000 SC View Instruction (New Yingow)  10/1998 2603 483 \$11,000 SC View Instruction (New Yingow)  11/1478 72/100  Estra Features None  View Instruction (New Homestead Exemption Online)  Estra Features None  View Instruction (New Homestead Exemption Online)  Estra Features None  View Instruction (New Homestead Exemption Online)  Estra Features None  View Instruction (New Homestead Exemption Online)  Extra Features None  View Instruction (New Homestead Exemption Online)  Extra Features None  View Florida Department of Environmental Protection(DEP) Data   |                       |                                 | 2017  | \$35,000        | \$0                                   | \$35,000        |              |
| Situs: 6300 BLR RIVER BEND RD 32577  Use Code: VACANT RESIDENTIAL Park Machinerity: Amendment 1/Portability Calculations  Schools (Elem/Int/High): MOLINO PARK/ERNEST WARD/NORTHVIEW Open Tax Inquiry: Window 17 ax College County 17 ax College  |                       |                                 | ll l  |                 | \$0                                   | \$35,000        | \$23,39      |
| Use Code: VACANT RESIDENTIAL Paxing Authority: Schools (Clem/Int/High): WARD/NORTHVIEW Open Tax Inquiry: Open Tax Inquiry Window Tax Inquiry Ink courtesy of Scott Lunsford Sale Date Book Page Value Type Window) 03/04/2010 6576 914 \$100 QC View Instr 10/1998 4314 365 \$10,000 WD View Instr 10/1998 4314 365 \$10,000 WD View Instr 09/1998 2603 483 \$11,000 SC View Instr 09/1998 2603 483 \$11,000 SC View Instr 00/1908 Country Clerk of the Circuit Court and Official Records Inquiry courtesy of Pam Childers Examble Country Clerk of the Circuit Court and Comptrollor  Parcel  With Country Clerk of the Circuit Court and Country Clerk of Cou   | Mail:                 | CANTONMENT, FL 32533            | 2015  | \$35,000        | \$0                                   | \$35,000        | \$21,26      |
| Taxing Authority: Country MSTU Schools (Elem/Int/High): WARD/NORTHVIEW Open Tax Inquiry: Open Tax Inquiry Window Tax Inquiry info courtes yor 5 Scott Lunsford (New Window) 03/04/2010 6576 914 \$100 QC View Instr 10/1998 4314 365 \$10,000 WD View Instr 10/1998 6203 483 \$11,000 SC View Instr 10/1998 6203 483 \$11,000 SC View Instr Opficial Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller  2017 Certified Roll Exemptions None  Egal Description  Began Tinter of S L1 OF SEC AND E R/W L1 OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L1 1478 72/100  Sales Data  2017 Certified Roll Exemptions None  Egal Description  Began Tinter of S L1 OF SEC AND E R/W L1 OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W L1 1478 72/100  Parcel Information  Carcel Information  Although The Author of Sec And Sec  | Situs:                |                                 |   | 0               | Disclaimer                            |                 | TOTAL STREET |
| Authority: Schools MOLINO PARK/ERNEST WARD/NORTHVIEW Open Tax Inquiry: Open Tax Inquiry Window Tax Inquiry Ink courtesy of Scott Lunsford Escambia County Tax Collector  Sales Data  Official Records (New Window) 03/04/2010 6576 914 \$100 QC 03/06/06/06/06/06/06/06/06/06/06/06/06/06/   |                       | VACANT RESIDENTIAL 🔎            | ĺ   | <u>Amendmer</u> | nt 1/Portabili                        | ity Calculat    | ions         |
| Schools (Elem/Int/High): MARD/NORTHVIEW Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link countresy of Scott Lunsford Scambia County Tax Collector  Sales Data  Official Records (New Window) 03/04/2010 6576 914 \$100 QC View Instr 10/1998 4314 365 \$10,000 WD View Instr 09/1988 2603 483 \$11,000 SC View Instr 09/1988 2603 483 \$1  | Authority:            | COUNTY MSTU                     | >   | File for New    | Homestead                             | Exemption       | n Online     |
| Sales Data  Sale Date Book Page Value Type  Official Records (New Window) 03/04/2010 6576 914 \$100 QC Window) 03/04/2010 6576 914 \$100 QC Window) 03/09/398 2603 483 \$11,000 SC Wiew Instr Official Records Inquiry courtesy of Pam Childres Secambia County Clerk of the Circuit Court and Comptroller  Parcel Information  Section Map di 19-2N-31 Assessment of Environmental Protection(DEP) Data  View Florida Department of Environmental Protection(DEP) Data   | (Elem/Int/High):      | WARD/NORTHVIEW                  |   |                 |                                       |                 |              |
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| O3/04/2010 6576 914 \$100 QC View Instr 10/1998 4314 365 \$10,000 WD View Instr 09/1988 2603 483 \$11,000 SC View Instr Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller  Parcel Information  Comptroller  Description  BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100  Extra Features  None  Launch Interactive Manager  A895  Coned:  MU  View Florida Department of Environmental Protection(DEP) Data  | Cala Data Davi D      |                                 | None  |                 |                                       |                 |              |
| 03/04/2010 6576 914 \$100 QC View Instr 10/1998 4314 365 \$10,000 WD View Instr 09/1988 2603 483 \$11,000 SC View Instr Conficial Records Inquiry courtesy of Part Childers Escarbia County Clerk of the Circuit Court and Comptroller  Parcel Information  Section Map d: 19-2N-31 Pyprox. Accreage: 4895  Coned: One of the Circuit Court and County Clerk of the Circuit Court and Cou   | Sale Date Book Pag    | e value Type (New               | Legal   | Description     |                                       |                 |              |
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| Section Map d: 9-2N-31 Approx. Accreage: A895 And   | Comptroller           |                                 | None  |                 |                                       |                 |              |
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|   | <u>&gt;-a</u>         | iew Florida Department of Envir | onmental  | Protection(DE   | P) Data                               |                 |              |
| Buildings   | acide para et         |                                 | uildings  |                 |                                       | 154 A           |              |
| Images  |                       |                                 |   | THE PLANE       | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |                 |              |

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 ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 120787011 Certificate Number: 007475 of 2016

| Redemption Yes 🗸        | Application Date 04/27/2018         | Interest Rate 18%             |
|-------------------------|-------------------------------------|-------------------------------|
|                         | Final Redemption Payment ESTIMATED  | Redemption Overpayment ACTUAL |
|                         | Auction Date 10/01/2018             | Redemption Date 06/05/2018    |
| Months                  | 6                                   | 2                             |
| Tax Collector           | \$1,923.08                          | \$1,923.08                    |
| Tax Collector Interest  | \$173.08                            | \$57.69                       |
| Tax Collector Fee       | \$6.25                              | \$6.25                        |
| Total Tax Collector     | \$2,102.41                          | \$1,987.02                    |
|                         |                                     |                               |
| Clerk Fee               | \$130.00                            | \$130.00                      |
| Sheriff Fee             | \$120.00                            | \$120.00                      |
| Legal Advertisement     | \$200.00                            | \$200.00                      |
| App. Fee Interest       | \$40.50                             | \$13.50                       |
| Total Clerk             | \$490.50                            | \$463.50                      |
|                         |                                     |                               |
| Postage                 | \$60.00                             | \$0.00                        |
| Researcher Copies       | \$40.00                             | \$0.00                        |
| Total Redemption Amount | \$2,692.91                          | \$2,450.52                    |
|                         |                                     |                               |
|                         | Repayment Overpayment Refund Amount | \$242.39 + 120 + 200          |
|                         |                                     | \$ 562.39                     |

Notes

#### **PAM CHILDERS**

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



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

## BRANCH OFFICES ARCHIVES AND RECORDS JUVENILE DIVISION CENTURY

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

### Case # 2016 TD 007475 Redeemed Date 06/05/2018

Name EDSEL F MATTHEWS JR PA 308 S JEFFERSON ST PENSACOLA FL 32502

| Clerk's Total = TAXDEED     | \$490.50   |
|-----------------------------|------------|
| Due Tax Collector = TAXDEED | \$2,102.41 |
| Postage = TD2               | \$60.00    |
| ResearcherCopies = TD6      | \$40.00    |

#### • For Office Use Only

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

#### FINANCIAL SUMMARY

No Information Available - See Dockets

#### **PAM CHILDERS**

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



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

BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

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

### PAM CHILDERS, CLERK OF THE CIRCUIT COURT Tax Certificate Redeemed From Sale

Account: 120787011 Certificate Number: 007475 of 2016

Payor: EDSEL F MATTHEWS JR PA 308 S JEFFERSON ST PENSACOLA FL 32502 Date 06/05/2018

| Clerk's Check #  | 161126  | Clerk's Total         | \$490.50   |
|--|---|-----------------------|------------|
| Tax Collector Check #  | 1   | Tax Collector's Total | \$2,102.41 |
|  |   | Postage               | \$60.00    |
|  |   | Researcher Copies     | \$40.00    |
| And the second s | а ре-шили на сегонательной баста от устренерования положения по под под под под под под под под под | Total Received        | \$2,692.91 |

PAM CHILDERS
Clerk of the Circuit Court

Received By: (Deputy Clerk

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



### **Pam Childers**

### Clerk of the Circuit Court and Comptroller, Escambia County

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

June 13, 2018

BRISINGER FUND 1 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 007475 | \$450.00 | \$13.50  | \$463.50 |

TOTAL \$463.50

Very truly yours,

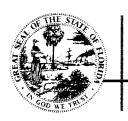
PAM CHILDERS

Clerk of Circuit Court

By:

Emily Hogg

Tax Deed Division



### **Pam Childers**

### Clerk of the Circuit Court and Comptroller, Escambia County

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

June 12, 2018

EDSEL F MATTHEWS JR PA 308 S JEFFERSON ST 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** 

2016 TD 007475

\$562.39

TOTAL \$562.39

Very truly yours,

PAM CHILDERS

Clerk of Circuit Cou

By: U

Emily Hogg

Tax Deed Division

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

A Parcel of land lying in Section 39, Township 2 North, Range 31 West, Escambia County, Florida more particularly described as follows:

Commence at an existing 1 inch capped iron pipe at the intersection of the South line of Section 39, Township 2 North, Range 31 West, Escambia County, Florida and the East right-of-way line of the Louisville and Nashville Railroad (100 feet right-of-way); thence North 02 degrees 49 minutes 29 seconds West along said right-of-way line a distance of 1478.72 feet to a Point of Curvature of a curve concave to the Southwest having a Radius of 2211.00 feet (central angle: 09 degrees 18 minutes 30 seconds); thence Northwesterly along said curve and said right-of-way line an distance of 359.20 feet (chord distance: 358.80 feet; chord bearing: South 06 degrees 17 minutes 40 seconds East); thence North 79 degrees 58 minutes 05 seconds East a distance of 100.67 feet to a point on a curve concave to the Northeast having a Radius of 305.00 feet (central angle: 08 degrees 59 minutes 14 seconds); thence Southeasterly along said curve an arc distance of 47.84 feet (chord distance: 47.79 feet; chord bearing: South 83 degrees 31 minutes 18 seconds East) to a Point of Tangency of said curve; thence South 88 degrees 00 minutes 55 seconds East a distance of 208.62 feet to a Point of Curvature of a curve concave to the Southwest having a Radius of 216.61 feet (central angle: 43 degrees 47 minutes 23 seconds); thence Southeasterly along said curve an arc distance of 165.55 feet (chord distance: 161.55 feet; chord bearing: South 66 degrees 07 minutes 12 seconds East) to a Point of Tangency of said curve; thence South 44 degrees 13 minutes 30 seconds East a distance of 498.00 feet; thence North 45 degrees 46 minutes 30 seconds East a distance of 400.00 feet; thence North 21 degrees 41 minutes 03 seconds East a distance of 372.86 feet more or less to the Waters Edge of Escambia River for the Point of Beginning; thence South 21 degrees 41 minutes 03 seconds West back along last line traversed the distance of 372.86 feet; thence South 45 degrees 46 minutes 30 seconds West a distance of 400.00 feet; thence South 44 degrees 13 minutes 30 seconds East a distance of 160.00 feet; thence North 45 degrees 46 minutes 30 seconds East a distance of 400.00 feet; thence North 14 degrees 21 minutes 19 seconds East a distance of 481.19 feet more or less to the Waters Edge of Escambia River; thence meander Southwesterly along the shoreline of said Escambia River a distance of 99.00 feet more or less to the Point of Beginning.

Together with an easement for ingress and egress as described in the document recorded August 30, 1988 in Official records Book 2596, Page 693, of the Public Records of Escambia County, Florida.

This Document Prepared By and Return to: Edsel F. Matthews, Jr., P.A. 212 W. Intendencia Street Pensacola, FL 32502

Parcel ID Number: 392N31-2010-000-007

### **Warranty Deed**

This Indenture, Made this 26th day of April, 2018 A.D., Between Frank G. Delgado of the County of Escambia, State of Florida, grantor, and

Gulf Coast Investments & Properties, LLC, a Florida limited liability company, whose address is: 3417-A Gulf Breeze Parkway, Gulf Breeze, FL 32563 of the County of Santa Rosa, State of Florida, grantee.

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

#### **SEE ATTACHED EXHIBIT "A"**

The property herein conveyed is vacant land and DOES NOT constitute the HOMESTEAD property of the Grantor.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2017.

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

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

Signed, sealed and delivered in our presence:

Witness

P.O. Address: 2725 Southern Oaks Drive, Cantonment, FL 32533

Multhous Jr Printed Name: Edsel

Witness

STATE OF Florida COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 26th day of April, 2018 by Frank G. Delgado who is personally known to me or who has produced his Florida driver's license as identification.

Notary Public

My Commission Expires:

LISA NOVATKA MY COMMISSION # FF 946403 EXPIRES: January 4, 2020

### SOUTHERN GUARANTY TITLE COMPANY

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

Email: rcsgt@aol.com

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

| Pensacola, FL 32591   |
|---|
| CERTIFICATION: TITLE SEARCH FOR TDA   |
| TAX DEED SALE DATE: 10-1-2018   |
| TAX ACCOUNT NO.: 07-0787-011  |
| CERTIFICATE NO.: 2016-7475  |
| In compliance with Section 197.256, Florida Statutes, the followin 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.   |
| Gulf Coast Investments & Properties, LLC<br>3417A Gulf Breeze Pkwy.<br>Gulf Breeze, FL 32563  |
|   |

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.: 14487 July 6, 2018

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

1. All Taxes Paid. The assessed value is \$35,000.00. Tax ID 12-0787-011.

#### 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.: 14487 July 6, 2018

#### 392N312010000007 - Full Legal Description

BEG AT INTER OF S LI OF SEC AND E R/W LI OF CSX RR (100 FT R/W) N 2 DEG 49 MIN 29 SEC W ALG SD R/W LI 1478 72/100 FT TO PC OF CUR CONC TO SW RAD 2211 FT (CENTRAL ANG 9 DEG 18 MIN 30 SEC) NWLY ALG SD CUR & SD R/W LI ARC DIST 359 20/100 FT (CH DIST 358 80/100 FT CH BRG S 6 DEG 17 MIN 40 SEC E) N 79 DEG 58 MIN 5 SEC E 100 67/100 FT TO PT ON CUR CONC TO NE RAD 305 FT CENTRAL ANG 8 DEG 59 MIN 14 SEC SELY ALG SD CUR ARC DIST 47 84/100 (CHD DIST 47 79/100 FT CH BRG S 83 DEG 31 MIN 18 SEC E) TO PT OF SD CUR S 88 DEG 0 MIN 55 SEC E 208 62/100 FT TO PC OF CUR CONC TO SW RAD 216 61/100 FT (CENTRAL ANG 43 DEG 47 MIN 23 SEC) SELY ALG SD CUR ARC DIST 165 55/100 FT (CH DIST 161 55/100 FT CH BRG S 66 DEG 7 MIN 12 SEC E) TO PT OF SD CUR S 44 DEG 13 MIN 30 SEC E 498 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 21 DEG 41 MIN 3 SEC E 372 86/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER FOR POB S 21 DEG 41 MIN 3 SEC W ALG LI LAST TRAVERSED 372.89 FT S 45 DEG 46 MIN 30 W 400 FT S 44 DEG 13 MIN 30 SEC E 160 FT N 45 DEG 46 MIN 30 SEC E 400 FT N 14 DEG 21 MIN 19 SEC E 481 19/100 FT MORE OR LESS TO WATERS EDGE OF ESCAMBIA RIVER MEANDER SWLY ALG SHORE LI OF SD RIVER 99 FT MORE OR LESS TO POB OR 7891 P 976

### **Southern Guaranty Title Company**

4400 Bayou Boulevard, Suite 13B Pensacola, Florida 32503

Telephone: 850-478-8121 Facsimile: 850-476-1437 18-488 Rodoemod

### PROPERTY INFORMATION REPORT

File No.: 14487 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:

Gulf Coast Investments and Properties, LLC

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

Taxes: 4.

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: Alla July 6, 2018