

20-006

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900414

Date of Tax Deed Application
Apr 23, 2019

This is to certify that **ARDWEN FUND 1, LLC**, holder of **Tax Sale Certificate Number 2017 / 7138**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit: **12-0419-080**

Cert Holder:
ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #129
SALT LAKE CITY, UT 84108

Property Owner:
ODONOVAN RUBIN D III
560 N CHIPPER RD
CANTONMENT, FL 32533
COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP (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
2017/7138	12-0419-080	06/01/2017	101.88	5.09	106.97

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
2018/7285	12-0419-080	06/01/2018	100.95	6.25	8.56	115.76

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	222.73
2. Total of Delinquent Taxes Paid by Tax Deed Applicant	0.00
3. Total of Current Taxes Paid by Tax Deed Applicant	65.53
4. Property Information 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)	663.26

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 29th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: January 6, 2020

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.
12-0419-080 2017

COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A

CAPPED 1/2 INCH IRON ROD L.B.#6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY AND POINT OF BEGINNING THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN O.R. BOOK 4374 PAGE 1236 FOR A DISTANCE OF 467.71 FEET TO A CAPPED 1/2 INCH IRON ROD. L.B.#6783 THENCE S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY; THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 965.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 3203.35 FEET A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 06 SECONDS A CHORD BEARING OF N 26 DEGREES 16 MINUTES 39 SECONDS E AND A CHORD DISTANCE OF 683.67 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 684.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE N 32 DEGREES 30 MINUTES 56 SECONDS E FOR A DISTANCE OF 612.83 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4374 PAGE 1236 FOR A DISTANCE OF 406.08 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 AND POINT OF BEGINNING THENCE CONTINUE S 7 DEGREES 21 MINUTES 17 SECONDS W ALONG SAME COURSE A DISTANCE OF 61.63 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783; THEN S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 02 DEGREES 26 MINUTES 35 SECONDS W ALONG SAID COMMON LINE FOR A DISTANCE OF 8.92 FEET TO A 1/2 INCH IRON ROD L.B. #6783, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH; THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 734.30 FEET THENCE N 68 DEGREES 50 MINUTES 51 SECONDS W FOR A DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING, LESS THE EASTERLY 60 FOOT OF SAID PARCEL ADJACENT TO THE RAILROAD RIGHT-OF-WAY OR 7388 P 351

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900414

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #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
12-0419-080	2017/7138	06-01-2017	COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY AND POINT OF BEGINNING THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN O.R. BOOK 4374 PAGE 1236 FOR A DISTANCE OF 467.71 FEET TO A CAPPED 1/2 INCH IRON ROD. L.B.#6783 THENCE S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 BEING AT

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		<p>NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH; THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 734.30 FEET THENCE N 68 DEGREES 50 MINUTES 51 SECONDS W FOR A DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING, LESS THE EASTERLY 60 FOOT OF SAID PARCEL ADJACENT TO THE RAILROAD RIGHT-OF-WAY OR 7388 P 351</p>
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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, property information 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
ARDWEN FUND 1, LLC
1338 S. FOOTHILL DR #129
SALT LAKE CITY, UT 84108

04-23-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

General Information	
Reference:	232N314101000004
Account:	120419080
Owners:	ODONOVAN RUBIN D III
Mail:	560 N CHIPPER RD CANTONMENT, FL 32533
Situs:	N OF N CHIPPER RD 32533
Use Code:	TIMBER 1
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2018	\$3,423	\$0	\$3,423	\$3,423
2017	\$3,423	\$0	\$3,423	\$3,423
2016	\$3,423	\$0	\$3,423	\$3,423

[Disclaimer](#)

Tax Estimator

> File for New Homestead Exemption Online

Sales Data					Official Records (New Window)
Sale Date	Book	Page	Value	Type	
07/30/2015	7388	351	\$41,900	WD	View Instr
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller					

2018 Certified Roll Exemptions
None

Legal Description
COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH,...

Extra Features
None

Parcel Information

Section Map Id:
23-2N-31

Approx. Acreage:
20.6200

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)

[Launch Interactive Map](#)

[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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ARDWEN FUND 1 LLC** holder of **Tax Certificate No. 07138**, issued the **1st day of June, A.D., 2017** 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:

(see attached)

SECTION 23, TOWNSHIP 2 N, RANGE 31 W

TAX ACCOUNT NUMBER 120419080 (20-006)

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

RUBIN D ODOVANO III

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 Monday** in the month of **January**, which is the **6th day of January 2020**.

Dated this 23rd day of May 2019.

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

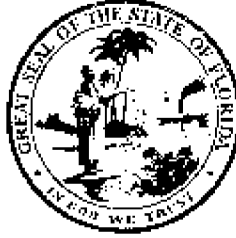
By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY AND POINT OF BEGINNING THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN O.R. BOOK 4374 PAGE 1236 FOR A DISTANCE OF 467.71 FEET TO A CAPPED 1/2 INCH IRON ROD. L.B.#6783 THENCE S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY; THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 965.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 3203.35 FEET A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 06 SECONDS A CHORD BEARING OF N 26 DEGREES 16 MINUTES 39 SECONDS E AND A CHORD DISTANCE OF 683.67 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 684.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE N 32 DEGREES 30 MINUTES 56 SECONDS E FOR A DISTANCE OF 612.83 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4374 PAGE 1236 FOR A DISTANCE OF 406.08 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 AND POINT OF BEGINNING THENCE CONTINUE S 7 DEGREES 21 MINUTES 17 SECONDS W ALONG SAME COURSE A DISTANCE OF 61.63 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783; THEN S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 02 DEGREES 26 MINUTES 35 SECONDS W ALONG SAID COMMON LINE FOR A DISTANCE OF 8.92 FEET TO A 1/2 INCH IRON ROD L.B. #6783, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH; THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 734.30 FEET THENCE N 68 DEGREES 50 MINUTES 51 SECONDS W FOR A DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING, LESS THE EASTERLY 60 FOOT OF

SAID PARCEL ADJACENT TO THE RAILROAD RIGHT-OF-WAY OR 7388 P 351

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: 120419080 Certificate Number: 007138 of 2017**

**Payor: RUBIN D ODOVAN III 560 N CHIPPER RD CANTONMENT, FL 32533 Date
06/07/2019**

Clerk's Check #	1	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$759.05
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,366.10

**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 # 2017 TD 007138
Redeemed Date 06/07/2019

Name RUBIN D ODOVON III 560 N CHIPPER RD CANTONMENT, FL 32533

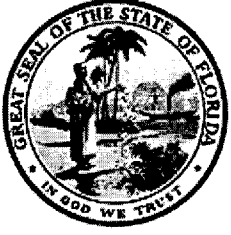
Clerk's Total = TAXDEED	\$530.05
Due Tax Collector = TAXDEED	\$759.05
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• 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: 120419080 Certificate Number: 007138 of 2017

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/06/2020"/>	Redemption Date <input type="text" value="06/07/2019"/>
Months	9	2
Tax Collector	<input type="text" value="\$663.26"/>	<input type="text" value="\$663.26"/>
Tax Collector Interest	\$89.54	\$19.90
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$759.05	<input type="text" value="\$689.41"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
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	\$63.05	<input type="text" value="\$14.01"/>
Total Clerk	\$530.05	<input type="text" value="\$481.01"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
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	\$1,406.10	\$1,187.42
	Repayment Overpayment Refund Amount	\$218.68
Book/Page	<input type="text"/>	<input type="text"/>

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8100, Page 907, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 07138, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: **120419080 (20-006)**

(see attached)

SECTION 23, TOWNSHIP 2 N, RANGE 31 W

NAME IN WHICH ASSESSED: RUBIN D ODOVAN III

Dated this 10th day of June 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY AND POINT OF BEGINNING THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN O.R. BOOK 4374 PAGE 1236 FOR A DISTANCE OF 467.71 FEET TO A CAPPED 1/2 INCH IRON ROD. L.B.#6783 THENCE S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY; THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 965.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 3203.35 FEET A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 06 SECONDS A CHORD BEARING OF N 26 DEGREES 16 MINUTES 39 SECONDS E AND A CHORD DISTANCE OF 683.67 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 684.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE N 32 DEGREES 30 MINUTES 56 SECONDS E FOR A DISTANCE OF 612.83 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4374 PAGE 1236 FOR A DISTANCE OF 406.08 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 AND POINT OF BEGINNING THENCE CONTINUE S 7 DEGREES 21 MINUTES 17 SECONDS W ALONG SAME COURSE A DISTANCE OF 61.63 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783; THEN S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 02 DEGREES 26 MINUTES 35 SECONDS W ALONG SAID COMMON LINE FOR A DISTANCE OF 8.92 FEET TO A 1/2 INCH IRON ROD L.B. #6783, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH; THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 734.30 FEET THENCE N 68 DEGREES 50 MINUTES 51 SECONDS W FOR A DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING, LESS THE EASTERLY 60 FOOT OF

SAID PARCEL ADJACENT TO THE RAILROAD RIGHT-OF-WAY OR 7388 P 351



Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

20-006
Redeemed

PROPERTY INFORMATION REPORT

File No.: 15392

October 3, 2019

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 10-03-1999, through 10-03-2019, and said search reveals the following:

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

Rubin D. O'Donovan, III

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:  _____

October 3, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15392

October 3, 2019

232N314101000004 - Full Legal Description

COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY AND POINT OF BEGINNING THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN O.R. BOOK 4374 PAGE 1236 FOR A DISTANCE OF 467.71 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 THENCE S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD L.B.#6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY; THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 965.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED TO THE EAST HAVING A RADIUS OF 3203.35 FEET A CENTRAL ANGLE OF 12 DEGREES 15 MINUTES 06 SECONDS A CHORD BEARING OF N 26 DEGREES 16 MINUTES 39 SECONDS E AND A CHORD DISTANCE OF 683.67 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR 684.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE N 32 DEGREES 30 MINUTES 56 SECONDS E FOR A DISTANCE OF 612.83 FEET TO THE POINT OF BEGINNING LESS AND EXCEPT COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 TOWNSHIP 2 NORTH, RANGE 31 WEST, ESCAMBIA COUNTY FLORIDA THENCE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 284.51 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT THE INTERSECTION OF THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE CONTINUE N 86 DEGREES 43 MINUTES 8 SECONDS W FOR A DISTANCE OF 1027.13 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783 AT NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER THENCE S 2 DEGREES 25 MINUTES 45 SECONDS W AND ALONG WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST ONE-QUARTER FOR A DISTANCE OF 848.22 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 7 DEGREES 21 MINUTES 17 SECONDS W AND ALONG A COMMON LINE WITH PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4374 PAGE 1236 FOR A DISTANCE OF 406.08 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 AND POINT OF BEGINNING THENCE CONTINUE S 7 DEGREES 21 MINUTES 17 SECONDS W ALONG SAME COURSE A DISTANCE OF 61.63 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783; THEN S 0 DEGREES 45 MINUTES 17 SECONDS E FOR A DISTANCE OF 717.87 FEET TO A CAPPED 1/2 INCH IRON ROD L.B. #6783; THENCE S 02 DEGREES 26 MINUTES 35 SECONDS W ALONG SAID COMMON LINE FOR A DISTANCE OF 8.92 FEET TO A 1/2 INCH IRON ROD L.B. #6783, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF NORTH CHIPPER ROAD A COUNTY ROAD OF VARYING WIDTH; THENCE S 68 DEGREES 53 MINUTES 56 SECONDS E AND ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 157.44 FEET TO A CAPPED 1/2 INCH IRON ROD, L.B. #6783 BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE RAILROAD RIGHT-OF-WAY THENCE N 20 DEGREES 11 MINUTES 26 SECONDS E AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 734.30 FEET THENCE N 68 DEGREES 50 MINUTES 51 SECONDS W FOR A DISTANCE OF 430.51 FEET TO THE POINT OF BEGINNING, LESS THE EASTERLY 60 FOOT OF SAID PARCEL ADJACENT TO THE RAILROAD RIGHT-OF-WAY OR 7388 P 351

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15392

October 3, 2019

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

1. That certain mortgage executed by Rubin D. O'Donavan, III in favor of Beach Community Bank dated 07/30/2015 and recorded 08/07/2015 in Official Records Book 7679, page 180 of the public records of Escambia County, Florida, in the original amount of \$250,403.66.
2. Code Enforcement Lien filed by Escambia County recorded in OR Book 7679, page 180, amended in OR Book 7748, page 125.
3. All Taxes Paid. The assessed value is \$3,093.00. Tax ID 12-0419-080.

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.

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 1-6-2020

TAX ACCOUNT NO.: 12-0419-080

CERTIFICATE NO.: 2017-7138

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

- Notify City of Pensacola, P.O. Box 12910, 32521
221 Palafox Place, 4th Floor/
 Notify Escambia County, 190 Governmental Center, 32502
 Homestead for _____ tax year.

Rubin D. O'Donovan, III
560 N. Chipper Rd.
Cantonment, FL 32533

Beach Community Bank
22 W. Garden St.
Pensacola, FL 32502

Escambia County Code Enforcement
3363 West Park Place
Pensacola, FL 32505

Certified and delivered to Escambia County Tax Collector,
this 3rd day of October, 2019.

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.

Prepared by and return to:

Matthew C. Hoffman
Carver, Darden, Koretzky, Tessier,
Finn, Blossman & Areaux, LLC
801 W. Romana St., Ste. A
Pensacola, Florida 32502
File No.: 4350.42882

_____[Space Above This Line For Recording Data]_____

Warranty Deed

This Warranty Deed made this 30th day of July, 2015 between **HAROLD PRIDGEN**, a married man, whose post office address is 25 E. Nine Mile Road, Pensacola, FL 32534, ("Grantor"), and **RUBIN D. O'DONOVAN, III**, a single man, whose post office address is 512 N. Chipper Road, 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" attached hereto and made a part hereof

Parcel Identification Number: 232N31-4101-000-000

The above-described property is not the homestead of the Grantor, nor is it contiguous to the homestead of the Grantor, under the laws and constitution of the State of Florida.

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 subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas and other minerals. And Grantor does warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to the exceptions set forth herein.

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:

Cheer Snyder
Witness Name: CHEER SNYDER

Harold Pridgen (seal)
HAROLD PRIDGEN

[Signature]
Witness Name: Matthew C. Hoffman

State of Florida

County of Escambia

The foregoing instrument was sworn to, subscribed, and acknowledged before me this 30th day of July, 2015 by Harold Pridgen, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Matthew C. Hoffman
My Commission Expires: _____

 Matthew C. Hoffman
Notary Public
State of Florida
My Commission Expires 10/05/2015
Commission No. EE 128900

EXHIBIT "A"

Parcel 1:

Commence at the Northeast Corner of the East 1/2 of the Southeast One-Quarter of Section 23, Township 2 North, Range 31 West, Escambia County, Florida; thence N 86 degrees 43 minutes 8 seconds W for a Distance of 284.51 feet to a capped 1/2 inch Iron Rod. L.B.#6783 at the Intersection of the North line of said East 1/2 of the Southeast One-Quarter and West Right-of-way line of a 100 foot wide Railroad right-of-way and Point of Beginning; thence continue N 86 degrees 43 minutes 8 seconds W for a Distance of 1027.13 feet to a capped 1/2 inch Iron Rod. L.B.#6783 at Northwest corner of said East 1/2 of the Southeast One-Quarter; thence S 2 degrees 25 minutes 45 seconds W and along west line of said East 1/2 of the Southeast One-Quarter for a Distance of 848.22 feet to a capped 1/2 inch Iron Rod. L.B.#6783; thence S 7 degrees 21 minutes 17 seconds W and along a common line with parcel described in O.R. Book 4374 page 1236 for a Distance of 467.71 feet to a capped 1/2 inch Iron Rod. L.B.#6783; thence S 0 degrees 45 minutes 17 seconds E for a Distance of 717.87 feet to a capped 1/2 inch Iron Rod. L.B.#6783 said point being on the North right-of-way line of North Chipper road a County road of varying width; thence S 68 degrees 53 minutes 56 seconds E and along said North right-of-way line for a Distance of 157.44 feet to a capped 1/2 inch Iron Rod. L.B.#6783 being at the Intersection of said North right-of-way line and West Right-of-way line of a 100 foot wide Railroad right-of-way; thence N 20 degrees 11 minutes 26 seconds E and along said West Right-of-way line for a Distance of 965.48 feet to a point of curvature of a Curve concaved to the East having a radius of 3203.35 feet, a Central angle of 12 degrees 15 minutes 06 seconds, a chord bearing of N 26 degrees 16 minutes 39 seconds E and a chord distance of 683.67 feet; thence Northerly along the arc of said curve for 684.97 feet to the point of tangency of said curve; thence N 32 degrees 30 minutes 56 seconds E for a Distance of 612.83 feet to the Point of Beginning. Containing 25.68 acres more or less.

LESS and EXCEPT

Commence at the Northeast corner of the East 1/2 of the Southeast one-quarter of Section 23, Township 2 North, Range 31 West, Escambia County, Florida; thence N 86 degrees 43 minutes 8 seconds W for a distance of 284.51 feet to a capped 1/2 inch iron rod, L.B. #6783 at the intersection of the North line of said East 1/2 of the Southeast one-quarter and West right-of-way line of a 100 foot wide railroad right-of-way; thence continue N 86 degrees 43 minutes 8 seconds W for a distance of 1027.13 feet to a capped 1/2 inch iron rod, L.B. #6783 at Northwest corner of said East 1/2 of the Southeast one-quarter; thence S 2 degrees 25 minutes 45 seconds W and along West line of said East 1/2 of the Southeast one-quarter for a distance of 848.22 feet to a capped 1/2 inch iron rod, L.B. #6783; thence S 7 degrees 21 minutes 17 seconds W and along a common line with parcel described in Official Records Book 4374, Page 1236, for a distance of 406.08 feet to a capped 1/2 inch iron rod, L.B. #6783 and Point of Beginning; thence continue S 7 degrees 21 minutes 17 seconds W along same course a distance of 61.63 feet to a capped 1/2 inch iron rod, L.B. #6783; then S 0 degrees 45 minutes 17 seconds E for a distance of 717.87 feet to a capped 1/2 inch iron rod, L.B. #6783; thence S 02 degrees 26 minutes 35 seconds W along said common line for a distance of 8.92 feet to a 1/2 inch iron rod, L.B. #6783, said point being on the North right-of-way line of North Chipper Road, a county road of varying width; thence S 68 degrees 53 minutes 56 seconds E and along said North right-of-way line for a distance of 157.44 feet to a capped 1/2 inch iron rod, L.B. #6783 being at the intersection of said North right-of-way line and West right-of-way line of a 100 foot wide railroad right-of-way; thence N 20 degrees 11 minutes 26 seconds E and along said West right-of-way line for a distance of 734.30 feet; thence N 68 degrees 50 minutes 51 seconds W for a distance of 430.51 feet to the Point of Beginning, less the Easterly 60 foot of said parcel adjacent to the Railroad right-of-way.

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of 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. 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.

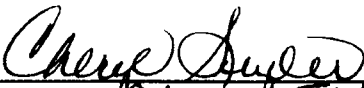
Name of Roadway: 500 BLK N. CHIPPER ROAD

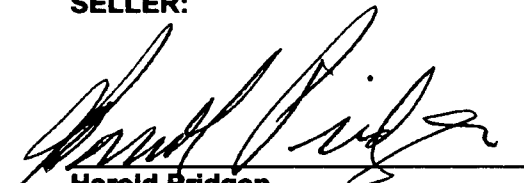
Legal Address of Property: 500 Blk N. Chipper Road, Cantonment, FL 32533

The County (X) has accepted () has not accepted the abutting roadway for maintenance.

WITNESSES:

SELLER:


Print Name: CHERYL SNYDER

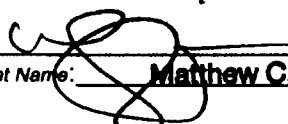

Harold Pridgen


Print Name: Matthew C. Hoffman

BUYER:


Print Name: CHERYL SNYDER


Rubin D. O'Donovan, III


Print Name: Matthew C. Hoffman

THIS FORM APPROVED BY THE
ESCAMBIA COUNTY BOARD
OF COUNTY COMMISSIONERS
Effective: 4/15/95

THIS INSTRUMENT WAS PREPARED BY
MATTHEW C. HOFFMAN, ESQ. OF
CARVER DARDEN KORETZKY TESSIER
FINN BLOSSMAN & AREAUX, LLC
801 WEST ROMANA STREET, SUITE A
PENSACOLA, FLORIDA 32502
File No. 4350.42882

STATE OF FLORIDA

COUNTY OF ESCAMBIA

MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE AND SECURITY AGREEMENT ("Mortgage") is made and delivered this 30th day of July, 2015, between **RUBIN D. O'DONOVAN, III**, a single man, having a mailing address of 512 N. Chipper Road, Cantonment, FL 32533 ("Mortgagor") and **BEACH COMMUNITY BANK**, a Florida banking corporation ("Lender"), having a mailing address of 33 West Garden Street, Pensacola, FL 32502.

WITNESSETH:

WHEREAS, Mortgagor is indebted to Lender in the original principal sum of TWO HUNDRED FIFTY THOUSAND FOUR HUNDRED THREE and 66/100 DOLLARS (\$250,403.66) together with interest thereon, as evidenced by that certain Promissory Note of even date herewith, in the original principal amount of \$250,773.30, executed by Mortgagor and delivered to Lender, (such Promissory Note, together with any and all renewals, extensions, modifications, restatements, substitutions and replacements thereof being hereinafter collectively called the "Note"); and

WHEREAS, Mortgagor has executed the Note, and other documents relating or pertaining to the Note and any other Indebtedness (as defined *infra*), obligations or liabilities owed to Lender, including without limitation, all promissory notes, credit agreements, a commercial loan agreement of even date (the "Loan Agreement"), environmental agreements, guaranties, security agreements, mortgages, collateral mortgages, deeds of trust, and all other instruments, Hedge Agreements (defined below) and all confirmations relating thereto, and all other agreements and documents, whether now or hereafter existing, executed in connection with the Note and other Indebtedness, all as amended, renewed and replaced (hereinafter collectively the "Loan Documents"); and

WHEREAS, Mortgagor hereby grants this Mortgage to secure any and all present and future loans, advances, and/or other extensions of credit obtained and/or to be obtained by Mortgagor from Lender, as well as Lender's successors and assigns, from time to time, one or more times, now and in the future, and any and all promissory notes evidencing such present and/or future loans, advances, and/or other extensions of credit, including without limitation, the Note and any and all Future Advances (as defined in Section 1.02) that Lender may make on behalf of Mortgagor as provided in this Mortgage, and any covenants and agreements set forth in the Loan Documents, together with interest thereon, plus any Hedge Agreements (hereinafter collectively the "Indebtedness"). For purposes of this Mortgage, a Hedge Agreement shall mean all obligations incurred by any Mortgagor under any agreement between said Mortgagor and Lender or any affiliate of Lender, including but not limited to an ISDA Master Agreement, whether now existing or hereafter entered into, which provides for an interest rate, currency, equity, credit or commodity swap, cap, floor or collar, spot or foreign currency exchange transaction, cross currency rate swap, currency option, any combination of, or option with respect to, any of the foregoing or similar transactions for the purpose of hedging the Mortgagor's exposure to fluctuations in interest rates, exchange rates, currency, stock, portfolio or loan valuations or commodity prices.

**ARTICLE ONE
GRANTS OF SECURITY**

Section 1.01 To secure the Note and the Indebtedness, Mortgagor does by these presents specifically mortgage, hypothecate, pledge and assign unto Lender, its successors and assigns, any and all of Mortgagor's present and future rights, title and interest in and to the following described property:

**THE OFFICE OF ENVIRONMENTAL ENFORCEMENT
SPECIAL MAGISTRATE
IN AND FOR THE
COUNTY OF ESCAMBIA, STATE OF FLORIDA**

PETITIONER
ESCAMBIA COUNTY FLORIDA,

VS.

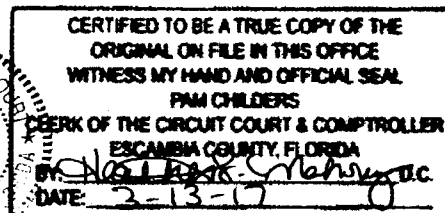
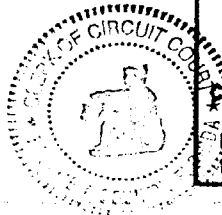
**CASE NO: CE#16-01-00176
LOCATION: 512 N Chipper Rd
PR# 232N314101000003**

**O Donovan, Rubin D III
560 N Chipper Rd
Cantonment, FL 32533
RESPONDENT**

ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, NAMED ABOVE, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described _____
- 42-196 (d) Overgrowth



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**O Donovan, Rubin D III
560 N Chipper Rd
Cantonment, FL 32533
RESPONDENT**

AMENDED ORDER

This CAUSE having come before the Office of Environmental Enforcement Special Magistrate on the Petition of the Environmental Enforcement Officer for alleged violation of the ordinances of the County of Escambia, State of Florida, and the Special Magistrate having considered the evidence before him in the form of testimony by the Enforcement Officer and the Respondent or representative, thereof, Named Above, as well as evidence submitted and after consideration of the appropriate sections of the Escambia County Code of Ordinances, the Special Magistrate finds that a violation of the following Code of Ordinance(s) has occurred and continues

- 42-196 (a) Nuisance Conditions
- 42-196 (b) Trash and Debris
- 42-196 (c) Inoperable Vehicle(s); Described _____
- _____
42-196 (d) Overgrowth