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

### 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

Applicant's signature

04-23-2019 Application Date

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 5 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

## **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 5 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

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 5 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 5 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

## **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):	<b>Total Amount Paid</b>
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.	
<ol> <li>Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,</li> </ol>	
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 Leux

\*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



Real Estate Search

## Chris Jones Escambia County Property Appraiser

Tangible Property Search

Sale List

Navigate Mode 

Account O Reference Printer Friendly Version **General Information** Assessments Reference: 232N314101000004 Year Land **Imprv** Total Cap Val Account: 120419080 2018 \$3,423 \$0 \$3,423 \$3,423 Owners: ODONOVAN RUBIN D III 2017 \$3,423 \$0 \$3,423 \$3,423 Mail: 560 N CHIPPER RD 2016 \$3,423 \$0 \$3,423 \$3,423 CANTONMENT, FL 32533 Situs: N OF N CHIPPER RD 32533 Disclaimer Use Code: TIMBER 1 🔑 **Taxing Tax Estimator** COUNTY MSTU **Authority:** Tax Inquiry: Open Tax Inquiry Window > File for New Homestead Exemption Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector **Online** 2018 Certified Roll Exemptions Sales Data Official Records Sale Date Book Page Value Type Legal Description (New COMMENCE AT THE NORTHEAST CORNER OF THE EAST Window) 1/2 OF THE SOUTHEAST ONE-QUARTER OF SECTION 23 07/30/2015 7388 351 \$41,900 WD <u>View Instr</u> TOWNSHIP 2 NORTH,... Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Extra Features None Parcel Information **Launch Interactive Map** Section Map Id: 23-2N-31 Approx. Acreage: 20.6200 Zoned: 🔎 Agr Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data Buildings

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.

None

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2019045456 5/24/2019 10:57 AM
OFF REC BK: 8100 PG: 907 Doc Type: TDN

## 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 ODONOVAN 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.

COUNTY ROAD

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 5 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-OUARTER 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 5 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





Notes

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

Tax Deed - Redemption Calculator
Account: 120419080 Certificate Number: 007138 of 2017

Redemption No V	pplication Date 04/23/2019	Interest Rate 18%
•	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/06/2020	Redemption Date 06/07/2019
Months	9	2
Tax Collector	\$663.26	\$663.26
Tax Collector Interest	\$89.54	\$19.90
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$759.05	\$689.41
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$63.05	\$14.01
Total Clerk	\$530.05	\$481.01)
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$1,406.10	\$1,187.42
	Repayment Overpayment Refund Amount	\$218.68
Book/Page		

### **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 ODONOVAN 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						
FINANCIAL SUMMARY						
No Inforr	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: 120419080 Certificate Number: 007138 of 2017

## Payor: RUBIN D ODONOVAN 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:	
<b>Deputy Clerk</b>	

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

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

•

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST ONE-OUARTER 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 5 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-OUARTER 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-OUARTER 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 5 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

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2019050210 6/10/2019 9:12 AM OFF REC BK: 8108 PG: 1845 Doc Type: RTD

## 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 ODONOVAN III

Dated this 10th day of June 2019.

COUNTY FOR

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk Recorded in Public Records 7/21/2017 2:52 PM OR Book 7748 Page 125, Instrument #2017055749, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

# 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

### AMENDED ORDER

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, Noned Hosee, 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

_	) Trash and	Conditions Debris		
42-196 (c	) Inoperabl	e Vehicle(s)	; Described	
.2 150 (0	, moperus.		., 500011000	 ***

Recorded in Public Records 3/13/2017 10:05 AM OR Book 7679 Page 180, Instrument #2017017908, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

Recorded in Public Records 3/13/2017 8:56 AM OR Book 7679 Page 37, Instrument #2017017876, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$44.00

## 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

d	42-196 (d) Overgrowth	CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE	7
	42-196 (c) Inoperable Vehicle(s); Description	cribed	
N N	42-196 (a) Nuisance Conditions		
/	a violation of the following code of Or		

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:

### **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.

SELLER:

**BUYER:** 

Harold Pridgen

Rubin D. O'Donovan, III

WITNESSSES:

tthew C. Hoffman

atthew C. Hoffman

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

#### **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 ½ 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 ½ 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.

Signed, sealed and delivered in our presence:	2
Muf Dules Witness Name: CHECKE SWYDER	HAROLD PRIDGEN
Witness Name: Matthew C. Hoffman	
State of Florida	
County of Escambia	2 4
The foregoing instrument was sworn to, subscribed, and Harold Pridgen, who [_] is personally known to me or [v	d acknowledged before me this 20 day of July, 2015 by has produced a driver's license as identification.
Makes Cool	Name Patrick
[Notary Seal]	Notary Public Matthew C. Hoffman
	Printed Name: Matthew C. Hollings
Matthew C. Hoffman Notary Public State of Florida My Commission Expires 10/05/2015 Commission No. EE 128900	My Commission Expires:

Recorded in Public Records 08/07/2015 at 04:44 PM OR Book 7388 Page 351, Instrument #2015060352, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$293.30

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.

## 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 X Notify City of Pensacola, P.O. Box 12910, 32521 221 Palafox Place, 4th Floor/ Notify Escambia County, 190 Governmental Center, 32502 X 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.

## 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.

## PROPERTY INFORMATION REPORT LEGAL DESCRIPTION

File No.: 15392 October 3, 2019

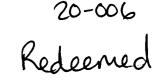
### 232N314101000004 - Full Legal Description

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-OUARTER 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 5 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 5 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 MORTH 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



## 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'Donavan, 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	
( 1 - 1 )	
By: Thirthu	October 3, 2019