



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0921-51

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	TAC PENSACOLA POOL C LLC 2100 POWERS FERRY RD STE 350 ATLANTA, GA 30339 5730 EYEMOUTH LN 04-0015-000 BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT T (Full legal attached.)	Certificate #	2018 / 1531
		Date certificate issued	06/01/2018

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/1531	06/01/2018	3,603.51	180.18	3,783.69
→Part 2: Total*				3,783.69

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2019/1505	06/01/2019	3,544.31	6.25	177.22	3,727.78
Part 3: Total*					3,727.78

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	7,511.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	7,886.47

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u><i>Caum Mustain</i></u> Signature, Tax Collector or Designee	Escambia, Florida Date <u>October 5th, 2020</u>
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Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09-07-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+6.25

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8** through **12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT TO E R/W LI OF FERRY PASS H/W 40 FT E OF CENTER LI N 17 DEG 45 MIN E ALG R/W LI 200 FT ELY AT RT ANG 200 FT FOR POB CONTINUE SAME COURSE 100 FT SLY AT RT ANG 200 FT WLY AT RT ANG 100 FT NLY AT RT ANG 200 FT TO POB OR 7286 P 57 OR 7725 P 1125 ALSO S 1/2 OF ABANDONED R/W ORDINANCE NO 24-14 OR 7209 P 618

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000736

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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
04-0015-000	2018/1531	06-01-2018	BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT TO E R/W LI OF FERRY PASS H/W 40 FT E OF CENTER LI N 17 DEG 45 MIN E ALG R/W LI 200 FT ELY AT RT ANG 200 FT FOR POB CONTINUE SAME COURSE 100 FT SLY AT RT ANG 200 FT WLY AT RT ANG 100 FT NLY AT RT ANG 200 FT TO POB OR 7286 P 57 OR 7725 P 1125 ALSO S 1/2 OF ABANDONED R/W ORDINANCE NO 24-14 OR 7209 P 618

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
JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

09-25-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

Navigate Mode
 Account
 Reference
 Reference

[Printer Friendly Version](#)

General Information	
Reference:	351S301103000001
Account:	040015000
Owners:	TAC PENSACOLA POOL C LLC
Mail:	2100 POWERS FERRY RD STE 350 ATLANTA, GA 30339
Situs:	5730 EYEMOUTH LN 32503
Use Code:	VACANT COMMERCIAL
Taxing Authority:	PENSACOLA CITY LIMITS
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2020	\$161,609	\$1	\$161,610	\$161,610
2019	\$175,461	\$1	\$175,462	\$175,462
2018	\$175,461	\$1	\$175,462	\$175,462

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)
[Report Storm Damage](#)

Sales Data					Official Records (New Window)
Sale Date	Book Page	Value	Type		
06/01/2017	7725 1125	\$3,631,100	WD		View Instr
01/13/2015	7286 57	\$405,000	WD		View Instr
09/09/2013	7098 391	\$100	CJ		View Instr
03/28/2013	6994 969	\$100	OT		View Instr

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

2020 Certified Roll Exemptions
None

Legal Description
BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT TO E...

Extra Features
FRAME SHED

Parcel Information

Section Map Id:
35-1S-30-4

Approx. Acreage:
0.4891

Zoned:
C-1

Evacuation & Flood Information
[Open Report](#)

[View Florida Department of Environmental Protection \(DEP\) Data](#)

[Launch Interactive Map](#)

Buildings

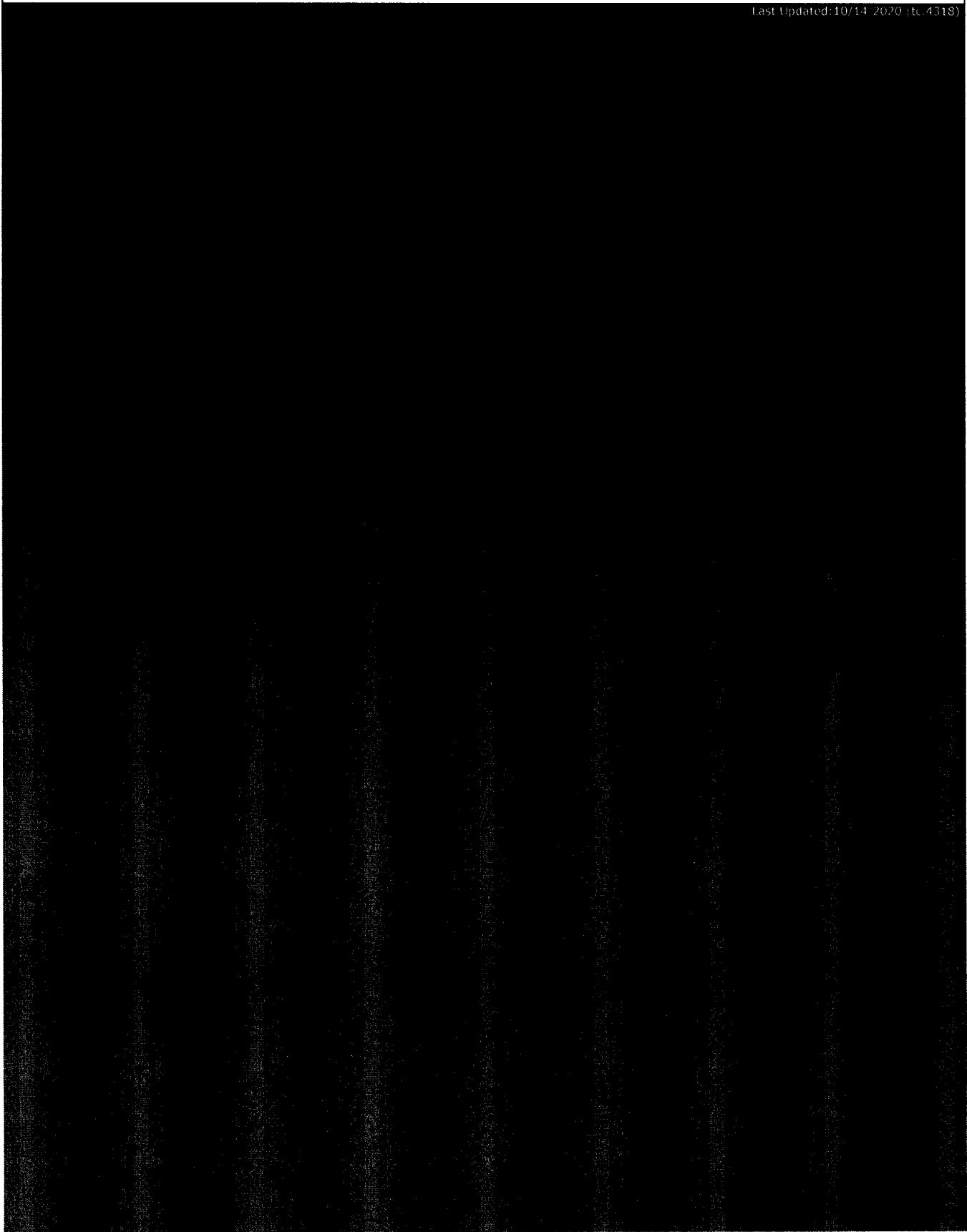
Images

1/18/19

1/18/19

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.

Last Updated: 10/14/2020 (tc.4318)



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: 040015000 Certificate Number: 001531 of 2018**

**Payor: THE ARDENT COMPANIES ATTN: MICHELLE FOWLER 2100 POWERS FERRY RD SUITE
 350 ATLANTA GA 30339 Date 10/21/2020**

Clerk's Check #	1	Clerk's Total	\$551.06
Tax Collector Check #	1	Tax Collector's Total	\$9,312.28
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$9,940.34

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: _____
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

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

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

**Case # 2018 TD 001531
 Redeemed Date 10/21/2020**

**Name THE ARDENT COMPANIES ATTN: MICHELLE FOWLER 2100 POWERS FERRY RD SUITE 350
 ATLANTA GA 30339**

Clerk's Total = TAXDEED	\$551.06
Due Tax Collector = TAXDEED	\$9,312.28
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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No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 04001500 Certificate Number: 001531 of 2018

Redemption
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="09/07/2021"/>	Redemption Date <input type="text" value="10/21/2020"/>
Months	12	1
Tax Collector	<input type="text" value="\$7,886.47"/>	<input type="text" value="\$7,886.47"/>
Tax Collector Interest	\$1,419.56	\$118.30
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$9,312.28	\$8,011.02 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	\$84.06	\$7.01
Total Clerk	\$551.06	\$474.01 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="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$9,940.34	\$8,502.03
	Repayment Overpayment Refund Amount	\$1,438.31 + 120 + 200 = \$1,758.31
Book/Page	<input type="text"/>	<input type="text"/>

redemer

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 01531**, issued the **1st day of June, A.D., 2018** 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:

BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT TO E R/W LI OF FERRY PASS H/W 40 FT E OF CENTER LI N 17 DEG 45 MIN E ALG R/W LI 200 FT ELY AT RT ANG 200 FT FOR POB CONTINUE SAME COURSE 100 FT SLY AT RT ANG 200 FT WLY AT RT ANG 100 FT NLY AT RT ANG 200 FT TO POB OR 7286 P 57 OR 7725 P 1125 ALSO S 1/2 OF ABANDONED R/W ORDINANCE NO 24-14 OR 7209 P 618

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 040015000 (0921-51)

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

TAC PENSACOLA POOL C LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Tuesday** in the month of September, which is the **7th day of September 2021**.

Dated this 21st day of October 2020.

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

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 8388, Page 301, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01531, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **040015000 (0921-51)**

DESCRIPTION OF PROPERTY:

BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF FONTANEL PLACE 2400 FT TO E R/W LI OF FERRY PASS H/W 40 FT E OF CENTER LI N 17 DEG 45 MIN E ALG R/W LI 200 FT ELY AT RT ANG 200 FT FOR POB CONTINUE SAME COURSE 100 FT SLY AT RT ANG 200 FT WLY AT RT ANG 100 FT NLY AT RT ANG 200 FT TO POB OR 7286 P 57 OR 7725 P 1125 ALSO S 1/2 OF ABANDONED R/W ORDINANCE NO 24-14 OR 7209 P 618

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: TAC PENSACOLA POOL C LLC

Dated this 21st day of October 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 04-0015-000 CERTIFICATE #: 2018-1531

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: June 9, 2001 to and including June 9, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", written in a cursive style.

Michael A. Campbell,
As President
Dated: June 11, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 11, 2021

Tax Account #: 04-0015-000

1. The Grantee(s) of the last deed(s) of record is/are: **TAC PENSACOLA POOL C, LLC, a Florida limited liability company**

By Virtue of Warranty Deed recorded 6/8/2017 – OR 7725/1125

2. The land covered by this Report is: **See Attached Exhibit “A”**

ABTRACTOR’S NOTE: WE ARE UNABLE TO ATTEST TO THE ACCURACY OF TAX ROLL LEGAL DESCRIPTION WITHOUT A SURVEY.

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **NONE**

4. Taxes:

Taxes for the year(s) 2017-2020 are delinquent.

Tax Account #: 04-0015-000

Assessed Value: \$161,610

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **AIRPORT & DAVIS COMMERCIAL CENTER OWNERS ASSOCIATION, INC.**

ABSTRACTOR’S NOTE: WE FIND NO ADDRESS FOR AN ENTITY WITH THIS NAME THAT WAS SET UP IN DECLARATION RECORDED 2/2/2015 – OR 7293/1547

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

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

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: SEPT 8, 2021

TAX ACCOUNT #: 04-0015-000

CERTIFICATE #: 2018-1531

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

- X Notify City of Pensacola, P.O. Box 12910, 32521
 X Notify Escambia County, 190 Governmental Center, 32502
 X Homestead for 2020 tax year.

TAC PENSACOLA POOL C LLC
2100 POWERS FERRY RD STE 350
ATLANTA, GA 30339

AIRPORT & DAVIS COMMERCIAL
CENTER OWNERS ASSOCIATION, INC.
NO ADDRESS FOUND

Certified and delivered to Escambia County Tax Collector, this 11th day of June, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above listed addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

June 11, 2021

Tax Account #: 04-0015-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR OF FONTANEL PLACE PB 1 P 34 N 20 DEG W ALG NLY EXT OF E LI OF
FONTANEL PLACE 2400 FT TO E R/W LI OF FERRY PASS H/W 40 FT E OF CENTER LI N 17
DEG 45 MIN E ALG RAY LI 200 FT ELY AT RT ANG 200 FT FOR POB CONTINUE SAME
COURSE 100 FT SLY AT RT ANG 200 FT WLY AT RT ANG 100 FT NLY AT RT ANG 200 FT TO
POB OR 7286 P 57 OR 7725 P 1125 ALSO S 1/2 OF ABANDONED RAY ORDINANCE NO 24-14 OR
7209 P 618**

SECTION 35, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 04-0015-000 (0921-51)

Recorded in Public Records 6/8/2017 2:50 PM OR Book 7725 Page 1125,
Instrument #2017043313, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00 Deed Stamps \$25,417.70

This Instrument was Prepared By:
Gulf Title Company
2717 Gulf Breeze Parkway
Gulf Breeze, Florida 32563

TAX PARCEL I.D.: #351S301205000000, 351S301202000000, 351S301206000000, 351S301103000000,
351S301103000001, 351S301207000000, 481S307226000000

NOTE TO RECORDER: This Warranty Deed is a Deed in Lieu of Foreclosure and is given in lieu of a foreclosure of a mortgage, and as such, State of Florida Documentary Stamp Taxes in the amount of \$25,417.70 are being paid on the delivery hereof on the outstanding principal balance of the loan secured by such mortgage (plus all accrued interest thereon) in the amount of \$3,631,100.00, pursuant to Section 201.02, Florida Statutes.

STATE OF FLORIDA
COUNTY OF ESCAMBIA

WARRANTY DEED

THIS INDENTURE, made effective the 1st day of June, 2017, MO'AIRPORT, LLC, a Florida limited liability company, whose address is 380 Lurton Street, Pensacola, Florida 32505 (the "Grantor"), in favor of TAC PENSACOLA POOL C, LLC, a Florida limited liability company, whose address is 2100 Powers Ferry Road, Suite 350, Atlanta, Georgia 30339 (the "Grantee").

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and NO/100ths 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 said Grantee, and Grantee's heirs and assigns forever, those certain tracts or parcels of real property lying and being in Escambia County, Florida, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the use, benefit and behoof of Grantee and Grantee's successors and assigns in FEE SIMPLE forever.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions.

SUBJECT TO taxes for the year 2017 and subsequent years, and easements and restrictions of record, if any, which are not hereby reimposed.


GRANTOR COVENANTS that it is well seized of an indefeasible estate in fee simple in the Property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to the Property and will defend same against all persons lawfully claiming the same.

THIS CONVEYANCE is given in lieu of foreclosure, but not in satisfaction, of: (i) that certain Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement in favor of Compass Bank (the "Original Mortgagee"), dated January 22, 2008, recorded in Official Records Book 6279, Page 633, Public Records of Escambia County, Florida, as amended by that certain Amended and Restated Mortgage and Security Agreement dated August 31, 2009, and recorded in Official Records Book 6502, Page 314, Public Records of Escambia County, Florida, and re-recorded in Official Records Book 6505, Page 824, Public Records of Escambia County, Florida, and as amended by that certain Amendment To Mortgage dated March 14, 2011 and recorded in Official Records Book 6705, Page 170, Public Records of Escambia County, Florida, as assigned by Original Mortgagee to Pineda Grantor Trust II by that certain Assignment of Mortgage dated November 7, 2012 and recorded in Official Records Book 6949, Page 1191, Public Records of Escambia County, Florida, as assigned by Istrouma Trustee, LLC, as Trustee for Pineda Grantor Trust II to Pineda Beneficiary, LLC, a Delaware limited liability company, by that certain Transfer and Assignment of Mortgage dated January 28, 2014 and recorded in Official Records Book 7131, Page 487, Public Records of Escambia County, Florida, as assigned by Pineda Beneficiary, LLC to Pineda REO, LLC, a Delaware limited liability company by that certain Transfer and Assignment of Mortgage dated January 28, 2014 and recorded in Official Records Book 7134, Page 1414, Public Records of Escambia County, Florida, as assigned by Pineda REO, LLC to Grantee by Assignment of Mortgage and Security Documents dated December 11, 2014 and recorded in Official Records Book 7283, Page 1905, Public Records of Escambia County, Florida, as collaterally assigned by Grantee to Pacific Western Bank, a California state chartered bank (the "Collateral Assignee"), by Collateral Assignment of Mortgages and Security Documents dated December 31, 2014, and recorded in Official Records Book 7284, Page 461, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, recorded in Official Records Book 7586, Page 214, Public Records of Escambia County, Florida; (ii) that certain Mortgage, Assignment of Rents and Security Agreement dated December 31, 2014, made by Grantor in favor of Grantee, recorded in Official Records Book 7283, Page 1922, Public Records of Escambia County, Florida, as assigned by Grantee to the Collateral Assignee by Collateral Assignment of Mortgages and Security Documents dated December 31, 2014, recorded in Official Records Book 7284, Page 437, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, recorded in Official Records Book 7586, Page 224, Public Records of Escambia County, Florida (the "Second Mortgage"); and (iii) that certain Cross-

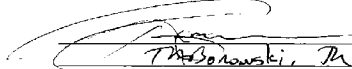
Collateralization/Cross-Default Agreement recorded in Official Records Book 6502, Page 357, Public Records of Escambia County, Florida and Renewal and Reaffirmation of Cross-Collateralization and Cross-Default Agreement recorded in Official Records Book 6651, Page 1527, Public Records of Escambia County, Florida, as assigned to Grantee in Official Records Book 7283, Page 1880, Public Records of Escambia County, Florida, as further assigned to Collateral Assignee by that certain Collateral Assignment of Mortgages and Security Documents made by Grantee in favor of the Collateral Assignee dated December 31, 2014, and recorded in Official Records Book 7284, Page 461, Public Records of Escambia County, Florida, and as reassigned by the Collateral Assignee to Grantee by that certain Assignment of Collateral Assignment of Mortgages and Security Documents dated August 23, 2016, and recorded in Official Records Book 7586, Page 214, Public Records of Escambia County, Florida (the "Cross-Collateralization Agreement"). This is an absolute conveyance, the consideration for which, in addition to that stated above, is a credit against the indebtedness secured by the First Mortgage, Second Mortgage and Cross-Collateralization Agreement (collectively the "Mortgages"), equal to the fair market value of the Property conveyed hereby. This conveyance is not, and should not be construed as, a conveyance to secure a debt. It is the intent of Grantor and Grantee that title to the Property should not be merged with the lien of the Mortgages, and this conveyance should be so construed.

IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed as of the day and year first above written.

WITNESSES:

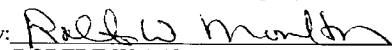


 Mary Ann Boatright
 (Type or print name)



 T. A. Borowski, Jr.
 (Type or print name)

MO'AIRPORT, LLC,
 a Florida limited liability company

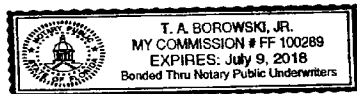
By: 

 ROBERT W. MOULTON
 Its: Manager

STATE OF FLORIDA

COUNTY OF SANTA ROSA

The foregoing instrument was acknowledged before me this 1st day of ^{June} ~~May~~, 2017, by Robert W. Moulton, as Manager of Mo'Airport, LLC, a Florida limited liability company, on behalf of the company, who () is personally known to me, or () has shown me _____ as identification, and did ~~not~~ take an oath.





 Notary Public

(Type/Print Name)
 Commission No.:
 My Commission expires:

EXHIBIT "A"**PARCEL 1:**

A portion of Sections 35 and 48, Township 1 South, Range 30 West, Escambia County, Florida, more particularly described as follows:

Commence at the Northwest corner of the Second Addition to Springdale Subdivision according to plat recorded in Plat Book 4 at page 56 of the public records of said County; thence North 72 degrees 52 minutes 50 seconds East along the North line of said subdivision for a distance of 857 feet, more or less, to the centerline of Carpenter's Creek for the point of beginning; thence South 72 degrees 52 minutes 50 seconds West along said North line for a distance of 857 feet, more or less, to said Northwest corner of the Second Addition to Springdale Subdivision, said point begin on the East line of parcel described in Official Record Book 6040 at page 1072; thence North 17 degrees 06 minutes 50 seconds West along said East line for a distance of 122.58 feet to the South line of parcel described in Official Record Book 3636 at page 589; thence North 87 degrees 50 minutes 32 seconds East (this course and the next course along the South and East line of said parcel described in Official Record Book 3636 at page 589) for a distance of 134.25 feet; thence North 29 degrees 59 minutes 36 seconds West for a distance of 201.67 feet to the North line of parcel described in Official Record Book 3636 at page 589; thence South 87 degrees 39 minutes 12 seconds West along said North line for a distance of 0.35 feet to the East line of parcel described in Deed Book 485 at page 653; thence North 20 degrees 31 minutes 57 seconds East the East line of said parcel described in Deed Book 485 at page 653 for a distance of 112.64 feet to the South line of parcel described in Official Record Book 219 at page 118; thence South 69 degrees 28 minutes 03 seconds East (this course and the next course along the South line, East line and Northerly extension of the East line of said parcel described in Official Record Book 219 at page 118) for a distance of 100.00 feet; thence North 20 degrees 31 minutes 57 seconds East for a distance of 466.00 feet to the North line of parcel described in Official Record Book 2743 at page 357; thence North 69 degrees 28 minutes 03 seconds West along said North line for a distance of 288.22 feet to the East right of way line of Davis Highway (State Road #291, right of way varies); thence North 29 degrees 27 minutes 07 seconds East (this course and the next course along said East right of way line) for a distance of 44.28 feet; thence North 72 degrees 21 minutes 52 seconds East for a distance of 33.01 feet to the South line of parcel described in Deed Book 182 at page 502; thence South 70 degrees 05 minutes 28 seconds East along said South line for a distance of 531.94 feet to the East line of parcel described in Deed Book 182 at page 502; thence North 17 degrees 44 minutes 32 seconds East along said East line for a distance of 100.00 feet to the North line of parcel described in Deed Book 182 at page 502; thence North 70 degrees 05 minutes 28 seconds West along said North line for a distance of 313.76 feet to the South right of way line of Airport Boulevard (right of way varies), said point being on a circular curve concave to the South, having a radius of 1382.39 feet and delta angle of 07 degrees 22 minutes 05 seconds; thence Southeasterly (this course and the next two courses along said right of way of Airport Boulevard) for an arc distance of 177.77 feet (chord distance of 177.65 feet, chord bearing of South 86 degrees 29 minutes 57 seconds East); thence South 07 degrees 11 minutes 06 seconds West for a distance of 25.00 feet to a point on a circular curve concave to the South, having a radius of 1357.39 feet and delta angle of 07 degrees 04 minutes 03 seconds; thence Southeasterly for an arc distance of 167 feet, more or less, (chord distance of 167.33 feet, chord bearing of South 79 degrees 16 minutes 53 seconds East) to the centerline of said Carpenter's Creek; thence meandering Southerly and Southeasterly along said centerline for a distance 777 feet, more or less, to the point of beginning, all lying and being in Sections 35 and 48, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 2:

That portion of the Francisco Vidal Grant in Section 35, Township 1 South, Range 30 West, described as follows:

Begin at the Northwest corner of the V.S. Pintado Grant, Section 33, Township 1 South, Range 30 West, and running thence South 25 degrees 35 minutes West at a magnetic variation in July 1917 of 3 degrees and 3 minutes along the Western line of said V.S. Pintado Grant a distance of 2659 feet to a stake; thence South 6 degrees and 12 minutes West 1328.4 feet to a stake on the Eastern right of way line of State Road No. 1-A, for starting point of this description; thence South 71 degrees and 29 minutes East 585 feet to a stake on the West bank of Carpenter's Creek; thence South 16 degrees and 21 minutes West 100 feet; thence North 71 degrees and 29 minutes West 585 feet to a stake on the Eastern right of way line of State Road No. 1-A; thence Northeastward along said Eastern right of way line of State Road No. 1-A, 100 feet, more or less, to the starting point.

PARCEL 3:

A tract of land lying in Section 35, Township 1 South, Range 30 West, more particularly described as follows:

Commencing at the Northeast corner of Fontanel Place as recorded in Plat Book 1, Page 34, of the public records of Escambia County, Florida; thence North 20 degrees West along the Northerly extension of the East line of the said Fontanel Place (the line being identical with the West line of the Mary B. Baars property, as recorded in Deed Book 83, Pages 1-3 of the aforesaid public records) a distance of 2400 feet, more or less to the East right-of-way line of Ferry Pass Highway (40 feet, East of the center line thereof); thence North 17 degrees 45 minutes East along the said East right of way line a distance of 100.00 feet to the Point of Beginning of the tract hereinafter described; thence Easterly, at an angle of 90 degrees a distance of 200 feet; thence Northerly at an angle of 90 degrees a distance of 100 feet; thence Westerly at an angle of 90 degrees a distance of 200 feet to the East right of way line of Ferry Pass Highway; thence Southerly at an angle of 90 degrees along the East right of way line, a distance of 100 feet to the Point of Beginning.

PARCEL 4:

Commencing at the intersection of the Southeasterly line of Section 35, Township 1 South, Range 30 West, Escambia County, Florida and the centerline of survey of State Road 291 as shown on the Florida Department of Transportation right of way map, Section 48525-2602; thence go North 20 degrees 31 minutes 57 seconds East along said centerline of survey of State Road 291 a distance of 157.07 feet; thence departing said centerline of survey of State Road 291 go South 69 degrees 28 minutes 03 seconds East a distance of 40.00 feet to the intersection with the Easterly right of way line State Road 291/Davis Highway (formerly known as Ferry Pass Highway 80 foot right of way); thence go North 20 degrees 31 minutes 57 seconds East along the Easterly right of way line of said State Road 291 a distance of 142.00 feet to the Northwest corner of a parcel of land recorded in Official Records Book 3636 at page 589 of the public records of Escambia County, Florida; thence continue North 20 degrees 31 minutes 57 seconds East along said Easterly right of way line State Road 291 a distance of 208.58 feet; thence go South 17 degrees 17 minutes 26 seconds East along said Easterly right of way of State Road 291 a distance of 11.42 feet for the Point of Beginning; thence go North 20 degrees 31 minutes 57 seconds East along said Easterly right-of-way line State Road 291 a distance of 99.76 feet to the Northwest corner of the parcel of land described in Deed Book 485, Page 653, of the public records of Escambia County, Florida; thence departing the aforesaid Easterly right of way of State Road 291 go South 69 degrees 33 minutes 03 seconds East along the North line of said parcel of land described in Deed Book 485 at Page 653 a distance of 199.77 feet to the Northeast corner of said parcel of land described in Deed Book 485, Page 653; thence go South 20 degrees 22 minutes 57 seconds West along the East line of said parcel of land described in Deed Book 485 at Page 653 a distance of 212.13 feet to the Northeast corner of the aforesaid parcel of land described in Official Records Book 3636 at page 589; thence go South 87 degrees 39 minutes 12 seconds West along the North line of said parcel of land described in Official Records Book 3636 at page 589 a distance of 92.65 feet to the intersection with the West line of the aforesaid parcel of land described in Deed Book 485 at Page 653; thence go North 17 degrees 17 minutes 26 seconds West along said parcel of land recorded in Deed Book 485 at Page 653 a distance of 187.48 feet to the Point of Beginning. The above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 5:

Commencing at the intersection of the Southeasterly line of Section 35, Township 1 South, Range 30 West, Escambia County, Florida, and the centerline of survey of State Road 291 as shown on the Florida Department of Transportation right of way map, Section 48525-2602; thence go North 20 degrees 31 minutes 57 seconds East along said centerline of survey of State Road 291 a distance of 157.07 feet; thence departing said centerline of survey of State Road 291, go South 69 degrees 28 minutes 03 seconds East a distance of 40.00 feet to the intersection with the Easterly right of way line of State Road 291/Davis Highway (formerly known as Ferry Pass Highway 80 foot right of way); thence go North 20 degrees 31 minutes 57 seconds East along the Easterly right of way line of said State Road 291 a distance of 142.00 feet to the Northwest corner of a parcel of land described in Official Records Book 3636, at Page 589, of the public records of Escambia County, Florida, for the Point of Beginning; thence continue North 20 degrees 31 minutes 57 seconds East along said Easterly right of way line of State Road 291 a distance of 208.58 feet; thence go South 17 degrees 17 minutes 26 seconds East along said Easterly right of way line of State Road 291 and an extension thereof and along the East line of a parcel of land described in Official Records Book 4550, at Page 340, of the public records of Escambia County, Florida a distance of 198.90 feet to the North line of the aforesaid parcel of land described in Official Records Book 3636, at Page 589; thence go South 87 degrees 39 minutes 12 seconds West along the North line of said parcel of land described in Official Records Book 3636, at Page 589, a distance of 132.38 feet to the Point of Beginning. The above described parcel of land is situated in Section 35, Township 1 South, Range 30 West, Escambia County, Florida.

PARCEL 6:

The following described real property situate, lying and being in the County of Escambia, State of Florida, to wit:

A tract of land lying in Section 35, Township 1 South, Range 30 West, described as follows: Commencing at the Northeast corner of Fontanel Place, as recorded in Plat Book 1, at page 34, of the Public Records of said County; thence North 20 degrees West along the Northerly extension of the East line of the said Fontanel Place, (the said East line being identical with the West line of the Mary E. Baars property as recorded in Deed Book 83, page 1-3 of the aforesaid public records) a distance 2400 feet, more or less, to the East right of way line of Ferry Pass Highway (40 feet East of the center line thereof); thence North 17 degrees 45 minutes East along the said right of way line of Ferry Pass Highway, a distance of 200 feet to a point; thence Easterly at an angle of 90 degrees a distance of 200 feet to the Point of Beginning; thence continue Easterly 100 feet to a point; thence Southerly at an angle of 90 degrees a distance of 200 feet; thence Westerly at an angle of 90 degrees 100 feet; thence Northerly at an angle of 90 degrees to the Point of Beginning.

PARCEL 7:

The land referred to herein below is situated in the county of Escambia, State of Florida, and is described as follows:

A tract of land in Section 35, Township 1 South, Range 30 West, Escambia County, Florida, described as follows: Commence at the Northeast corner of Fontanel Place as recorded in Plat Book 1 at page 34 of the public records of said county; thence North 26 degrees West along the Northerly extension of the East line of said Fontanel Place (the said East line being identical with the West line of the Mary E. Baars property as recorded in Deed Book 83, at page 1-3 of the aforesaid public records) a distance of 2400 feet, more or less, to the East right-of way line of Ferry Pass Highway (40 feet East of the centerline thereof); thence North 17 degrees 45 minutes East along the said East right-of-way line a distance of 266 feet to a concrete monument on the North side of a county right-of-way described in Deed Book 520, page 532 of the aforesaid public records and the Point of Beginning; thence deflecting 90 degrees 00 minutes 00 seconds right go Easterly along the Northerly line of the aforesaid county right-of-way a distance of 300 feet; thence deflecting 90 degrees left go Northerly a distance of 200 feet; thence deflecting 90 degrees left go Westerly a distance of 301 feet, more or less, to the Easterly line of the aforesaid Ferry Pass Highway; thence Southerly along the said Easterly line of Ferry Pass Highway a distance of 200 feet, more or less, to the Point of Beginning.

TOGETHER WITH the right of way for Eyemouth Lane as described in Deed recorded in Deed Book 520, Page 523, which said right of way accrued to Parcels 3, 6 and 7 and possibly Parcel 1 above pursuant to vacation of said right of way by Ordinance #24-14 recorded in O.R. Book 7209, Page 618, Public Records of Escambia County, Florida.

LESS AND EXCEPT from Parcels 1, 3, 4, 5 and 7 above any portion thereof lying within the right of way for Davis Highway and/or Airport Boulevard.

ALSO LESS AND EXCEPT that portion of Parcels 1, 2 and 7 above being more particularly described in Deed from Mo'Airport, LLC to NLA UG Pensacola, LLC and recorded in O.R. Book 7293, Page 1765, Public Records of Escambia County, Florida.

ALSO LESS AND EXCEPT that portion of Parcels 1, 2 and 7 above being more particularly described in Deed from Mo'Airport, LLC to NLA UG Pensacola 2, LLC and recorded in O.R. Book 7572, Page 684, Public Records of Escambia County, Florida.