

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2000492

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC  
US BANK % EVERMORE FUNDING LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040,

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
09-1241-370	2018/4577	06-01-2018	BEG AT SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 1 DEG 42 MIN 40 SEC E 166 21/100 FT N 88 DEG 17 MIN 20 SEC W 175 FT FOR POB CONT N 88 DEG 17 MIN 20 SEC W 175 FT N 1 DEG 42 MIN 40 SEC E 166 40/100 FT S 88 DEG 17 MIN 20 SEC E 175 FT S 1 DEG 42 MIN 40 SEC W 166 40/100 FT TO POB OR 7609 P 621

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  
EVERMORE FUNDING LLC - 18 US BANK %  
EVERMORE FUNDING LLC  
US BANK % EVERMORE FUNDING LLC - 18  
PO BOX 645040  
CINCINNATI, OH 45264-5040

04-21-2020  
Application Date

\_\_\_\_\_  
Applicant's signature

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Other outstanding certificates and delinquent taxes not included in this Application, if applicable per Florida statutes	
17. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
18. Redemption fee	6.25
19. Total amount to redeem	
Sign here: _____ Date of sale <u>06/07/2021</u> Signature, Clerk of Court or Designee	

### INSTRUCTIONS

#### 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 SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 1 DEG 42 MIN 40 SEC E 166 21/100 FT N 88 DEG 17 MIN 20 SEC W 175 FT FOR POB CONT N 88 DEG 17 MIN 20 SEC W 175 FT N 1 DEG 42 MIN 40 SEC E 166 40/100 FT S 88 DEG 17 MIN 20 SEC E 175 FT S 1 DEG 42 MIN 40 SEC W 166 40/100 FT TO POB OR 7609 P 621

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0621-34

513  
R. 07/19

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
Property description	PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA LLC 5736 PRINCETON DR PENSACOLA, FL 32526 7018 PINE FOREST RD BEG AT SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 1 (Full legal attached.)	Certificate #	2018 / 4577
		Date certificate issued	06/01/2018
		Deed application number	2000492
		Account number	09-1241-370

## 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)
# 2018/4577	06/01/2018	3,865.63	193.28	4,058.91
→Part 2: Total*				4,058.91

## 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)
# 2019/4385	06/01/2019	4,038.11	6.25	201.91	4,246.27
Part 3: Total*					4,246.27

## 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)	8,305.18
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,964.28
4. Property information report fee and Deed Application Recording and Release Fees	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)	12,644.46

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: \_\_\_\_\_  
Signature, Tax Collector or Designee

Escambia County, Florida  
Date May 7th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Navigate Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

## General Information

**Reference:** 241S314305000004  
**Account:** 091241370  
**Owners:** PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA LLC  
**Mail:** 5736 PRINCETON DR PENSACOLA, FL 32526  
**Situs:** 7018 PINE FOREST RD 32526  
**Use Code:** LIGHT MANUFACTURING   
**Taxing Authority:** COUNTY MSTU  
**Tax Inquiry:** [Open Tax Inquiry Window](#)  
 Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

## Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$20,368	\$228,236	\$248,604	\$248,604
2018	\$20,368	\$209,239	\$229,607	\$229,607
2017	\$20,368	\$193,338	\$213,706	\$213,706

**Disclaimer**

**Tax Estimator**

**> File for New Homestead Exemption Online**

## Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/10/2019	8220	1430	\$100	QC	<a href="#">View Instr</a>
10/14/2016	7609	621	\$344,200	WD	<a href="#">View Instr</a>
10/09/2008	6388	603	\$350,000	WD	<a href="#">View Instr</a>
08/21/2008	6374	1103	\$100	CT	<a href="#">View Instr</a>
04/2004	5401	1881	\$24,000	WD	<a href="#">View Instr</a>

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

## 2019 Certified Roll Exemptions

None

## Legal Description

BEG AT SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 1 DEG 42 MIN 40...

## Extra Features

None

## Parcel Information

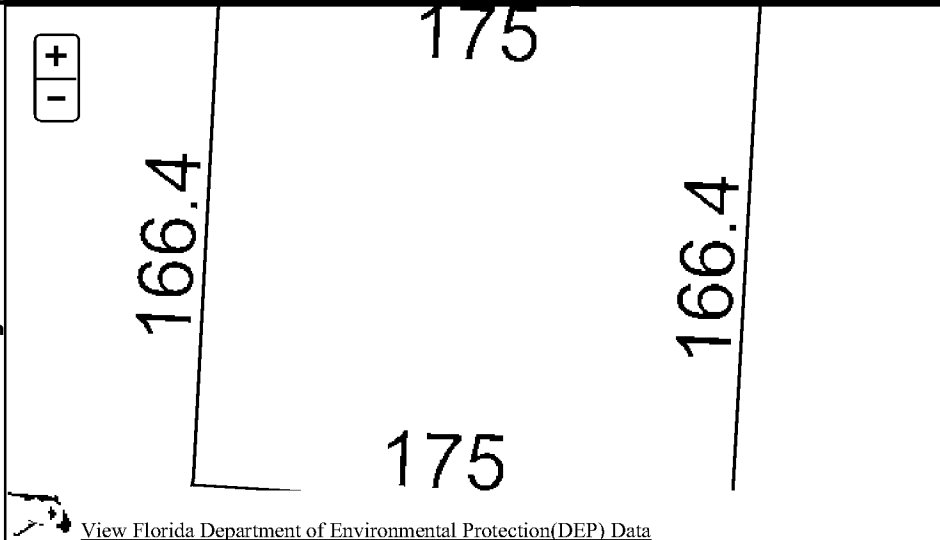
[Launch Interactive Map](#)

**Section**  
**Map Id:**  
 24-1S-31

**Approx. Acreage:**  
 0.6629

**Zoned:**   
 HC/LI

**Evacuation & Flood Information**  
[Open Report](#)



## Buildings

**Address:** 7018 PINE FOREST RD, **Year Built:** 2006, **Effective Year:** 2006

**Structural Elements**  
**DECOR/MILLWORK-NONE**  
**DWELLING UNITS-1**  
**EXTERIOR WALL-METAL-MODULAR**

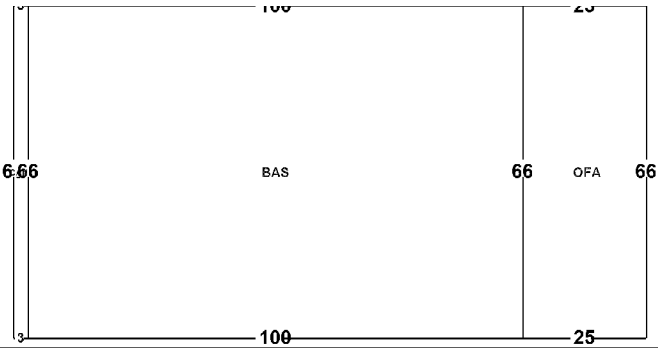
FLOOR COVER-CONCRETE-FINISH  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-NONE  
INTERIOR WALL-UNFINISHED  
NO. PLUMBING FIXTURES-4  
NO. STORIES-1  
ROOF COVER-METAL/MODULAR  
ROOF FRAMING-STEEL TRUSS/FRM  
STORY HEIGHT-16  
STRUCTURAL FRAME-RIGID FRAME

Areas - 8448 Total SF

BASE AREA - 6600

CANOPY - 198

OFFICE AVG - 1650



Images



4/15/19

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.

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EVERMORE FUNDING LLC - 18 US BANK** holder of **Tax Certificate No. 04577**, 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 SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326 78/100 FT N 1 DEG 42 MIN 40 SEC E 166 21/100 FT N 88 DEG 17 MIN 20 SEC W 175 FT FOR POB CONT N 88 DEG 17 MIN 20 SEC W 175 FT N 1 DEG 42 MIN 40 SEC E 166 40/100 FT S 88 DEG 17 MIN 20 SEC E 175 FT S 1 DEG 42 MIN 40 SEC W 166 40/100 FT TO POB OR 7609 P 621**

**SECTION 24, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 091241370 (0621-34)**

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

**PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA 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** Monday in the month of June, which is the **7th** day of **June 2021**.

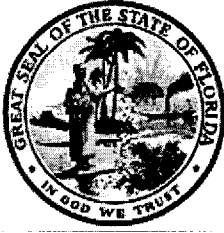
Dated this 15th day of June 2020.

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




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

**Tax Deed - Redemption Calculator**

**Account: 091241370 Certificate Number: 004577 of 2018**

Redemption  Application Date  Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="06/07/2021"/>	Redemption Date <input type="text" value="06/25/2020"/> 
Months	14	2
Tax Collector	<input type="text" value="\$12,644.46"/>	<input type="text" value="\$12,644.46"/>
Tax Collector Interest	\$2,655.34	\$379.33
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$15,306.05	<input type="text" value="\$13,030.04"/> <b>IC</b>
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	\$98.07	\$14.01
Total Clerk	\$565.07	<input type="text" value="\$481.01"/> <b>CH</b>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$15,988.12	\$13,528.05
	Repayment Overpayment Refund Amount	\$2,460.07
Book/Page	<input type="text" value="8313"/>	<input type="text" value="296"/>

**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 # 2018 TD 004577**

**Redeemed Date 06/25/2020**

**Name** PROFESSIONAL INSPECTION SERVICES OF NWF 7018 PINE FOREST RD PENSACOLA FL 32526

Clerk's Total = TAXDEED	\$55.07	13,191.05
Due Tax Collector = TAXDEED	\$15,306.05	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$40.00	
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 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: 091241370 Certificate Number: 004577 of 2018**

**Payor: PROFESSIONAL INSPECTION SERVICES OF NWF 7018 PINE FOREST RD PENSACOLA  
 FL 32526 Date 06/25/2020**

Clerk's Check #	274980	Clerk's Total	\$565.07
Tax Collector Check #	1	Tax Collector's Total	\$13,806.05
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	<del>\$15,988.12</del>

**\$13,208.05**

**PAM CHILDERS  
 Clerk of the Circuit Court**

Received By: \_\_\_\_\_  
 Deputy Clerk

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

## 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 8313, Page 296, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04577, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 091241370 (0621-34)

### DESCRIPTION OF PROPERTY:

BEG AT SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC  
326 78/100 FT N 1 DEG 42 MIN 40 SEC E 166 21/100 FT N 88 DEG 17 MIN 20 SEC W 175 FT FOR  
POB CONT N 88 DEG 17 MIN 20 SEC W 175 FT N 1 DEG 42 MIN 40 SEC E 166 40/100 FT S 88  
DEG 17 MIN 20 SEC E 175 FT S 1 DEG 42 MIN 40 SEC W 166 40/100 FT TO POB OR 7609 P 621

SECTION 24, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: PROFESSIONAL INSPECTION SERVICES OF NORTHWEST  
FLORIDA LLC

Dated this 25th day of June 2020.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>06/07/2021</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.

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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**.

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# 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

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	EVERMORE FUNDING LLC - 18 US BANK % EVERMORE FUNDING LLC US BANK % EVERMORE FUNDING LLC - 18 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 21, 2020
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		Date certificate issued	06/01/2018

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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)	12,644.46

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: [Signature] Escambia, Florida  
Signature, Tax Collector or Designee Date August 26th, 2020

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

BK: 7609 PG: 636 Last Page

**EXHIBIT A**

This EXHIBIT A is attached to and by this reference is made a part of the ASSIGNMENT OF RENTS, dated October 14, 2016, and executed in connection with a loan or other financial accommodations between GULF COAST COMMUNITY BANK and Professional Inspection Services of Northwest Florida, LLC.

COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.40 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 166.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND SUBJECT TO A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED AS FOLLOWS: COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 146.40 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075 AT PAGE 1024 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A 20.00 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 325.78 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.21 FEET; THENCE CONTINUE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.40 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 549.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (STATE ROAD 297, 150 FOOT RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST FOR 549.82 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

THIS EXHIBIT A IS EXECUTED ON OCTOBER 14, 2016.

GRANTOR:

PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC

By:

Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

By:

Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

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BK: 7609 PG: 635

# **ASSIGNMENT OF RENTS (Continued)**

Loan No: 5010328-1

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**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

**Lender.** The word "Lender" means Gulf Coast Community Bank, its successors and assigns.

**Note.** The word "Note" means the promissory note dated October 14, 2016, in the original principal amount of \$275,356.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Property.** The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

**Rents.** The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON OCTOBER 14, 2016.

GRANTOR:

PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC

By:

*Jack B. Tilley*  
Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

By:

*Elizabeth Tilley*  
Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

WITNESSES:

x *Ashley Clark*  
x *Cathy Hendrix*

## **LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

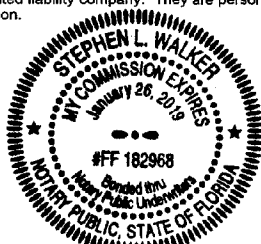
STATE OF FloridaCOUNTY OF Escambia

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) SS

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The foregoing instrument was acknowledged before me this 14th day of October, 2016, by Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC and Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC, member (or agent), each on behalf of Professional Inspection Services of Northwest Florida, LLC, a limited liability company. They are personally known to me or have produced Florida Driver's Licenses as identification.



*Stephen L. Walker*  
(Signature of Person Taking Acknowledgment)

Stephen L. Walker  
(Name of Acknowledger Typed, Printed or Stamped)

Notary Public  
(Title or Rank)

FF 182968  
(Serial Number, if any)

Loan No: 5010328-1

**ASSIGNMENT OF RENTS  
(Continued)**

Page 3

Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Assignment:

**Amendments.** This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Caption Headings.** Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Escambia County, State of Florida.

**Merger.** There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Interpretation.** (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Notices.** Any notice required to be given under this Assignment shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**Powers of Attorney.** The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

**Successors and Assigns.** Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Assignment.

**Waive Jury.** All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Assignment.** The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

**Borrower.** The word "Borrower" means Professional Inspection Services of Northwest Florida, LLC.

**Default.** The word "Default" means the Default set forth in this Assignment in the section titled "Default".

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

**Grantor.** The word "Grantor" means Professional Inspection Services of Northwest Florida, LLC.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

# **ASSIGNMENT OF RENTS (Continued)**

Loan No: 5010328-1

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**Other Acts.** Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

**No Requirement to Act.** Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

**APPLICATION OF RENTS.** All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

**FULL PERFORMANCE.** If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

**Payment Default.** Grantor fails to make any payment when due under the Indebtedness.

**Other Defaults.** Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

**Default on Other Payments.** Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**Default in Favor of Third Parties.** Any guarantor or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of any guarantor's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Death or Insolvency.** The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Property Damage or Loss.** The Property is lost, stolen, substantially damaged, sold, or borrowed against.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

**Collect Rents.** Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

**Appoint Receiver.** In the event of a suit being instituted to foreclose this Assignment, Lender shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver of any or all of the Property, and of all rents, incomes, profits, issues and revenues thereof, from whatsoever source. The parties agree that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases. Such appointment shall be made by the court as a matter of strict right to Lender and without notice to Grantor, and without reference to the adequacy or inadequacy of the value of the Property, or to Grantor's solvency or any other party defendant to such suit. Grantor hereby specifically waives the right to object to the appointment of a receiver and agrees that such appointment shall be made as an admitted equity and as a matter of absolute right to Lender, and consents to the appointment of any officer or employee of Lender as receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the



Recorded in Public Records 10/19/2016 at 03:06 PM OR Book 7609 Page 632,  
Instrument #2016080851, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$44.00

**RECORDATION REQUESTED BY:**

Gulf Coast Community Bank  
Downtown  
40 N Palafox Street  
Pensacola, FL 32502

**WHEN RECORDED MAIL TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

**SEND TAX NOTICES TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

This ASSIGNMENT OF RENTS prepared by:

Name: P. Sumrall, Asst VP Loan Administration  
Company: Gulf Coast Community Bank  
Address: 40 N Palafox Street, Pensacola, FL 32502



\*000000005010328-1011510142016\*

**ASSIGNMENT OF RENTS**

THIS ASSIGNMENT OF RENTS dated October 14, 2016, is made and executed between Professional Inspection Services of Northwest Florida, LLC, a Florida Limited Liability Company, whose address is 7016 Pine Forest Rd, Pensacola, FL 32526 (referred to below as "Grantor") and Gulf Coast Community Bank, whose address is 40 N Palafox Street, Pensacola, FL 32502 (referred to below as "Lender").

**ASSIGNMENT.** For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Escambia County, State of Florida:

See Exhibit A, which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as 7018 Pine Forest Rd, Pensacola, FL 32526. The Property tax identification number is 24-1S-31-4305-000-004.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

**GRANTOR'S REPRESENTATIONS AND WARRANTIES.** Grantor warrants that:

**Ownership.** Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

**Right to Assign.** Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

**No Prior Assignment.** Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

**No Further Transfer.** Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

**LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS.** Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

**Notice to Tenants.** Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

**Enter the Property.** Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

**Maintain the Property.** Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

**Compliance with Laws.** Lender may do any and all things to execute and comply with the laws of the State of Florida and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

**Lease the Property.** Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

**Employ Agents.** Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

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**EXHIBIT A**

This EXHIBIT A is attached to and by this reference is made a part of the Mortgage, dated October 14, 2016, and executed in connection with a loan or other financial accommodations between GULF COAST COMMUNITY BANK and Professional Inspection Services of Northwest Florida, LLC.

COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.40 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 166.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND SUBJECT TO A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED AS FOLLOWS: COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 146.40 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075 AT PAGE 1024 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A 20.00 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 325.78 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.21 FEET; THENCE CONTINUE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.40 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 549.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (STATE ROAD 297, 150 FOOT RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST FOR 549.82 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

THIS EXHIBIT A IS EXECUTED ON OCTOBER 14, 2016.

GRANTOR:

PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC

By:

Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

By:

Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

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BK: 7609 PG: 630

Loan No: 5010328-1

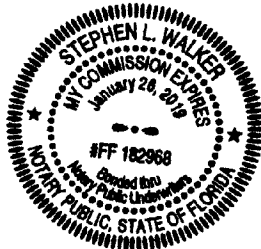
**MORTGAGE  
(Continued)**

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Florida )  
 ) SS  
 COUNTY OF Escambia )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2016, by Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC and Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC, member (or agent), each on behalf of Professional Inspection Services of Northwest Florida, LLC, a limited liability company. They are personally known to me or have produced Florida Driver's Licenses as identification.



Stephen L. Walker  
 (Signature of Person Taking Acknowledgment)  
Stephen L. Walker  
 (Name of Acknowledger Typed, Printed or Stamped)  
Notary Public  
 (Title or Rank)  
FF 182968  
 (Serial Number, if any)

BK: 7609 PG: 629

Loan No: 5010328-1

**MORTGAGE  
(Continued)**

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Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Mortgage shall have the meanings attributed to such terms in the Uniform Commercial Code:

**Borrower.** The word "Borrower" means Professional Inspection Services of Northwest Florida, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

**Default.** The word "Default" means the Default set forth in this Mortgage in the section titled "Default".

**Environmental Laws.** The words "Environmental Laws" mean any and all state, federal and local statutes, regulations and ordinances relating to the protection of human health or the environment, including without limitation the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. Section 9601, et seq. ("CERCLA"), the Superfund Amendments and Reauthorization Act of 1986, Pub. L. No. 99-499 ("SARA"), the Hazardous Materials Transportation Act, 49 U.S.C. Section 1801, et seq., the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901, et seq., or other applicable state or federal laws, rules, or regulations adopted pursuant thereto.

**Event of Default.** The words "Event of Default" mean any of the events of default set forth in this Mortgage in the events of default section of this Mortgage.

**Grantor.** The word "Grantor" means Professional Inspection Services of Northwest Florida, LLC.

**Guarantor.** The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

**Guaranty.** The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

**Hazardous Substances.** The words "Hazardous Substances" mean materials that, because of their quantity, concentration or physical, chemical or infectious characteristics, may cause or pose a present or potential hazard to human health or the environment when improperly used, treated, stored, disposed of, generated, manufactured, transported or otherwise handled. The words "Hazardous Substances" are used in their very broadest sense and include without limitation any and all hazardous or toxic substances, materials or waste as defined by or listed under the Environmental Laws. The term "Hazardous Substances" also includes, without limitation, petroleum and petroleum by-products or any fraction thereof and asbestos.

**Improvements.** The word "Improvements" means all existing and future improvements, buildings, structures, mobile homes affixed on the Real Property, facilities, additions, replacements and other construction on the Real Property.

**Indebtedness.** The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Mortgage, together with interest on such amounts as provided in this Mortgage. Specifically, without limitation, Indebtedness includes the future advances set forth in the Future Advances provision of this Mortgage, together with all interest thereon.

**Lender.** The word "Lender" means Gulf Coast Community Bank, its successors and assigns.

**Mortgage.** The word "Mortgage" means this Mortgage between Grantor and Lender.

**Note.** The word "Note" means the promissory note dated October 14, 2016, in the original principal amount of **\$275,356.00** from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

**Personal Property.** The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Grantor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

**Property.** The word "Property" means collectively the Real Property and the Personal Property.

**Real Property.** The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

**Related Documents.** The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the indebtedness.

**Rents.** The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.**

**GRANTOR:**

**PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC**

By: *Jack B. Tilley*  
Jack B. Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

By: *Elizabeth Tilley*  
Elizabeth Tilley, Member of Professional Inspection Services of Northwest Florida, LLC

**WITNESSES:**

x *Ashley Clark*

x *Carly Hendrix*

Loan No: 5010328-1

**MORTGAGE  
(Continued)**

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over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

**Judicial Foreclosure.** Lender may obtain a judicial decree foreclosing Grantor's interest in all or any part of the Property.

**Deficiency Judgment.** If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.

**Tenancy at Sufferance.** If Grantor remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Grantor, Grantor shall become a tenant at sufferance of Lender or the purchaser of the Property and shall, at Lender's option, either (1) pay a reasonable rental for the use of the Property, or (2) vacate the Property immediately upon the demand of Lender.

**Other Remedies.** Lender shall have all other rights and remedies provided in this Mortgage or the Note or available at law or in equity.

**Sale of the Property.** To the extent permitted by applicable law, Grantor hereby waives any and all right to have the Property marshalled. In exercising its rights and remedies, Lender shall be free to sell all or any part of the Property together or separately, in one sale or by separate sales. Lender shall be entitled to bid at any public sale on all or any portion of the Property.

**Notice of Sale.** Lender shall give Grantor reasonable notice of the time and place of any public sale of the Personal Property or of the time after which any private sale or other intended disposition of the Personal Property is to be made. Reasonable notice shall mean notice given at least ten (10) days before the time of the sale or disposition. Any sale of the Personal Property may be made in conjunction with any sale of the Real Property.

**Election of Remedies.** Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Mortgage, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies. Nothing under this Mortgage or otherwise shall be construed so as to limit or restrict the rights and remedies available to Lender following an Event of Default, or in any way to limit or restrict the rights and ability of Lender to proceed directly against Grantor and/or against any other co-maker, guarantor, surety or endorser and/or to proceed against any other collateral directly or indirectly securing the Indebtedness.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Mortgage, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services; the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

**NOTICES.** Any notice required to be given under this Mortgage, including without limitation any notice of default and any notice of sale shall be given in writing, and shall be effective when actually delivered, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Mortgage. Any party may change its address for notices under this Mortgage by giving written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided or required by law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Mortgage:

**Amendments.** This Mortgage, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Mortgage. No alteration of or amendment to this Mortgage shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Annual Reports.** If the Property is used for purposes other than Grantor's residence, Grantor shall furnish to Lender, upon request, a certified statement of net operating income received from the Property during Grantor's previous fiscal year in such form and detail as Lender shall require. "Net operating income" shall mean all cash receipts from the Property less all cash expenditures made in connection with the operation of the Property.

**Caption Headings.** Caption headings in this Mortgage are for convenience purposes only and are not to be used to interpret or define the provisions of this Mortgage.

**Choice of Venue.** If there is a lawsuit, Grantor agrees upon Lender's request to submit to the jurisdiction of the courts of Escambia County, State of Florida.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Mortgage unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Mortgage shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Mortgage. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Mortgage, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Severability.** If a court of competent jurisdiction finds any provision of this Mortgage to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Mortgage. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Mortgage shall not affect the legality, validity or enforceability of any other provision of this Mortgage.

**Merger.** There shall be no merger of the interest or estate created by this Mortgage with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

**Successors and Assigns.** Subject to any limitations stated in this Mortgage on transfer of Grantor's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Mortgage and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Mortgage or liability under the Indebtedness.

**Time is of the Essence.** Time is of the essence in the performance of this Mortgage.

**Waive Jury.** All parties to this Mortgage hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

**DEFINITIONS.** The following capitalized words and terms shall have the following meanings when used in this Mortgage. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America.

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**MORTGAGE  
(Continued)**

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this Mortgage:

**Further Assurances.** At any time, and from time to time, upon request of Lender, Grantor will make, execute and deliver, or will cause to be made, executed or delivered, to Lender or to Lender's designee, and when requested by Lender, cause to be filed, recorded, refiled, or rerecorded, as the case may be, at such times and in such offices and places as Lender may deem appropriate, any and all such mortgages, deeds of trust, security deeds, security agreements, financing statements, continuation statements, instruments of further assurance, certificates, and other documents as may, in the sole opinion of Lender, be necessary or desirable in order to effectuate, complete, perfect, continue, or preserve (1) Grantor's obligations under the Note, this Mortgage, and the Related Documents, and (2) the liens and security interests created by this Mortgage as first and prior liens on the Property, whether now owned or hereafter acquired by Grantor. Unless prohibited by law or Lender agrees to the contrary in writing, Grantor shall reimburse Lender for all costs and expenses incurred in connection with the matters referred to in this paragraph.

**Attorney-in-Fact.** If Grantor fails to do any of the things referred to in the preceding paragraph, Lender may do so for and in the name of Grantor and at Grantor's expense. For such purposes, Grantor hereby irrevocably appoints Lender as Grantor's attorney-in-fact for the purpose of making, executing, delivering, filing, recording, and doing all other things as may be necessary or desirable, in Lender's sole opinion, to accomplish the matters referred to in the preceding paragraph.

**FULL PERFORMANCE.** If Grantor pays all the indebtedness, including without limitation all future advances, when due, and otherwise performs all the obligations imposed upon Grantor under this Mortgage, Lender shall execute and deliver to Grantor a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Personal Property. Grantor will pay, if permitted by applicable law, any reasonable termination fee as determined by Lender from time to time.

**EVENTS OF DEFAULT.** Each of the following, at Lender's option, shall constitute an Event of Default under this Mortgage:

**Payment Default.** Grantor fails to make any payment when due under the Indebtedness.

**Default on Other Payments.** Failure of Grantor within the time required by this Mortgage to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

**Other Defaults.** Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Mortgage or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Grantor.

**Default in Favor of Third Parties.** Should Grantor default under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Grantor's property or Grantor's ability to repay the indebtedness or Grantor's ability to perform Grantor's obligations under this Mortgage or any of the Related Documents.

**False Statements.** Any warranty, representation or statement made or furnished to Lender by Grantor or on Grantor's behalf under this Mortgage or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

**Defective Collateralization.** This Mortgage or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

**Death or Insolvency.** The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other termination of Grantor's existence as a going business or the death of any member, the insolvency of Grantor, the appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor.

**Creditor or Forfeiture Proceedings.** Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any property securing the Indebtedness. This includes a garnishment of any of Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

**Breach of Other Agreement.** Any breach by Grantor under the terms of any other agreement between Grantor and Lender that is not remedied within any grace period provided therein, including without limitation any agreement concerning any indebtedness or other obligation of Grantor to Lender, whether existing now or later.

**Events Affecting Guarantor.** Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

**Adverse Change.** A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

**Insecurity.** Lender in good faith believes itself insecure.

**RIGHTS AND REMEDIES ON DEFAULT.** Upon the occurrence of an Event of Default and at any time thereafter, Lender, at Lender's option, may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

**Accelerate Indebtedness.** Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Grantor would be required to pay.

**UCC Remedies.** With respect to all or any part of the Personal Property, Lender shall have all the rights and remedies of a secured party under the Uniform Commercial Code.

**Collect Rents.** Lender personally, or by Lender's agents or attorneys, may enter into and upon all or any part of the Property, and may exclude Grantor, Grantor's agents and servants wholly from the Property. Lender may use, operate, manage and control the Property. Lender shall be entitled to collect and receive all earnings, revenues, rents, issues, profits and income of the Property and every part thereof, all of which shall for all purposes constitute property of Grantor. After deducting the expenses of conducting the business thereof, and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and amounts necessary to pay for taxes, assessments, insurance and prior or other property charges upon the Property or any part thereof, as well as just and reasonable compensation for the services of Lender. Lender shall apply such monies first to the payment of the principal of the Note, and the interest thereon, when and as the same shall become payable and second to the payment of any other sums required to be paid by Grantor under this Mortgage.

**Appoint Receiver.** In the event of a suit being instituted to foreclose this Mortgage, Lender shall be entitled to apply at any time pending such foreclosure suit to the court having jurisdiction thereof for the appointment of a receiver of any or all of the Property, and of all rents, incomes, profits, issues and revenues thereof, from whatsoever source. The parties agree that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases. Such appointment shall be made by the court as a matter of strict right to Lender and without notice to Grantor, and without reference to the adequacy or inadequacy of the value of the Property, or to Grantor's solvency or any other party defendant to such suit. Grantor hereby specifically waives the right to object to the appointment of a receiver and agrees that such appointment shall be made as an admitted equity and as a matter of absolute right to Lender, and consents to the appointment of any officer or employee of Lender as receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds,

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**MORTGAGE  
(Continued)**

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repair, Grantor shall repair or replace the damaged or destroyed Improvements in a manner satisfactory to Lender. Lender shall, upon satisfactory proof of such expenditure, pay or reimburse Grantor from the proceeds for the reasonable cost of repair or restoration if Grantor is not in default under this Mortgage. Any proceeds which have not been disbursed within 180 days after their receipt and which Lender has not committed to the repair or restoration of the Property shall be used first to pay any amount owing to Lender under this Mortgage, then to pay accrued interest, and the remainder, if any, shall be applied to the principal balance of the indebtedness. If Lender holds any proceeds after payment in full of the indebtedness, such proceeds shall be paid to Grantor as Grantor's interests may appear.

**Grantor's Report on Insurance.** Upon request of Lender, however not more than once a year, Grantor shall furnish to Lender a report on each existing policy of insurance showing: (1) the name of the insurer; (2) the risks insured; (3) the amount of the policy; (4) the property insured, the then current replacement value of such property, and the manner of determining that value; and (5) the expiration date of the policy. Grantor shall, upon request of Lender, have an independent appraiser satisfactory to Lender determine the cash value replacement cost of the Property.

**LENDER'S EXPENDITURES.** If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Mortgage or any Related Documents, including but not limited to Grantor's failure to discharge or pay when due any amounts Grantor is required to discharge or pay under this Mortgage or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Mortgage also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

**WARRANTY; DEFENSE OF TITLE.** The following provisions relating to ownership of the Property are a part of this Mortgage:

**Title.** Grantor warrants that: (a) Grantor holds good and marketable title of record to the Property in fee simple, free and clear of all liens and encumbrances other than those set forth in the Real Property description or in any title insurance policy, title report, or final title opinion issued in favor of, and accepted by, Lender in connection with this Mortgage, and (b) Grantor has the full right, power, and authority to execute and deliver this Mortgage to Lender.

**Defense of Title.** Subject to the exception in the paragraph above, Grantor warrants and will forever defend the title to the Property against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Grantor's title or the interest of Lender under this Mortgage, Grantor shall defend the action at Grantor's expense. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of Lender's own choice, and Grantor will deliver, or cause to be delivered, to Lender such instruments as Lender may request from time to time to permit such participation.

**Compliance With Laws.** Grantor warrants that the Property and Grantor's use of the Property complies with all existing applicable laws, ordinances, and regulations of governmental authorities.

**Survival of Representations and Warranties.** All representations, warranties, and agreements made by Grantor in this Mortgage shall survive the execution and delivery of this Mortgage, shall be continuing in nature, and shall remain in full force and effect until such time as Grantor's indebtedness shall be paid in full.

**CONDEMNATION.** The following provisions relating to condemnation proceedings are a part of this Mortgage:

**Proceedings.** If any proceeding in condemnation is filed, Grantor shall promptly notify Lender in writing, and Grantor shall promptly take such steps as may be necessary to defend the action and obtain the award. Grantor may be the nominal party in such proceeding, but Lender shall be entitled to participate in the proceeding and to be represented in the proceeding by counsel of its own choice, and Grantor will deliver or cause to be delivered to Lender such instruments and documentation as may be requested by Lender from time to time to permit such participation.

**Application of Net Proceeds.** If all or any part of the Property is condemned by eminent domain proceedings or by any proceeding or purchase in lieu of condemnation, Lender may at its election require that all or any portion of the net proceeds of the award be applied to the indebtedness or the repair or restoration of the Property. The net proceeds of the award shall mean the award after payment of all reasonable costs, expenses, and attorneys' fees incurred by Lender in connection with the condemnation.

**IMPOSITION OF TAXES, FEES AND CHARGES BY GOVERNMENTAL AUTHORITIES.** The following provisions relating to governmental taxes, fees and charges are a part of this Mortgage:

**Current Taxes, Fees and Charges.** Upon request by Lender, Grantor shall execute such documents in addition to this Mortgage and take whatever other action is requested by Lender to perfect and continue Lender's lien on the Real Property. Grantor shall reimburse Lender for all taxes, as described below, together with all expenses incurred in recording, perfecting or continuing this Mortgage, including without limitation all intangible personal property taxes, documentary stamp taxes, fees, and other charges for recording or registering this Mortgage.

**Taxes.** The following shall constitute taxes to which this section applies: (1) a specific tax, including without limitation an intangible personal property tax, upon this type of Mortgage or upon all or any part of the indebtedness secured by this Mortgage; (2) a specific tax on Grantor which Grantor is authorized or required to deduct from payments on the indebtedness secured by this type of Mortgage; (3) a tax on this type of Mortgage chargeable against the Lender or the holder of the Note; and (4) a specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor.

**Subsequent Taxes.** If any tax to which this section applies is enacted subsequent to the date of this Mortgage, this event shall have the same effect as an Event of Default, and Lender may exercise any or all of its available remedies for an Event of Default as provided below unless Grantor either (1) pays the tax before it becomes delinquent, or (2) contests the tax as provided above in the Taxes and Liens section and deposits with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender.

**SECURITY AGREEMENT; FINANCING STATEMENTS.** The following provisions relating to this Mortgage as a security agreement are a part of this Mortgage:

**Security Agreement.** This instrument shall constitute a Security Agreement to the extent any of the Property constitutes fixtures, and Lender shall have all of the rights of a secured party under the Uniform Commercial Code as amended from time to time.

**Security Interest.** Upon request by Lender, Grantor shall take whatever action is requested by Lender to perfect and continue Lender's security interest in the Rents and Personal Property. In addition to recording this Mortgage in the real property records, Lender may, at any time and without further authorization from Grantor, file executed counterparts, copies or reproductions of this Mortgage as a financing statement. Grantor shall reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Grantor shall not remove, sever or detach the Personal Property from the Property. Upon default, Grantor shall assemble any Personal Property not affixed to the Property in a manner and at a place reasonably convenient to Grantor and Lender and make it available to Lender within three (3) days after receipt of written demand from Lender to the extent permitted by applicable law.

**Addresses.** The mailing addresses of Grantor (debtor) and Lender (secured party) from which information concerning the security interest granted by this Mortgage may be obtained (each as required by the Uniform Commercial Code) are as stated on the first page of this Mortgage.

**FURTHER ASSURANCES; ATTORNEY-IN-FACT.** The following provisions relating to further assurances and attorney-in-fact are a part of

Loan No: 5010328-1

**MORTGAGE  
(Continued)**

Page 2

to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Mortgage. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Mortgage or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Mortgage, including the obligation to indemnify and defend, shall survive the payment of the indebtedness and the satisfaction and reconveyance of the lien of this Mortgage and shall not be affected by Lender's acquisition of any interest in the Property, whether by foreclosure or otherwise.

**Nuisance, Waste.** Grantor shall not cause, conduct or permit any nuisance nor commit, permit, or suffer any stripping of or waste on or to the Property or any portion of the Property. Without limiting the generality of the foregoing, Grantor will not remove, or grant to any other party the right to remove, any timber, minerals (including oil and gas), coal, clay, scoria, soil, gravel or rock products without Lender's prior written consent.

**Removal of Improvements.** Grantor shall not demolish or remove any Improvements from the Real Property without Lender's prior written consent. As a condition to the removal of any Improvements, Lender may require Grantor to make arrangements satisfactory to Lender to replace such Improvements with Improvements of at least equal value.

**Lender's Right to Enter.** Lender and Lender's agents and representatives may enter upon the Real Property at all reasonable times to attend to Lender's interests and to inspect the Real Property for purposes of Grantor's compliance with the terms and conditions of this Mortgage.

**Subsequent Liens.** Grantor shall not allow any subsequent liens or mortgages on all or any portion of the Property without the prior written consent of Lender.

**Compliance with Governmental Requirements.** Grantor shall promptly comply with all laws, ordinances, and regulations, now or hereafter in effect, of all governmental authorities applicable to the use or occupancy of the Property, including without limitation, the Americans With Disabilities Act. Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Grantor has notified Lender in writing prior to doing so and so long as, in Lender's sole opinion, Lender's interests in the Property are not jeopardized. Lender may require Grantor to post adequate security or a surety bond, reasonably satisfactory to Lender, to protect Lender's interest.

**Duty to Protect.** Grantor agrees neither to abandon or leave unattended the Property. Grantor shall do all other acts, in addition to those acts set forth above in this section, which from the character and use of the Property are reasonably necessary to protect and preserve the Property.

**DUE ON SALE - CONSENT BY LENDER.** Lender may, at Lender's option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, land contract, contract for deed, leasehold interest with a term greater than three (3) years, lease-option contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interests or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Florida law.

**TAXES AND LIENS.** The following provisions relating to the taxes and liens on the Property are part of this Mortgage:

**Payment.** Grantor shall pay when due (and in all events prior to delinquency) all taxes, payroll taxes, special taxes, assessments, water charges and sewer service charges levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Grantor shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for those liens specifically agreed to in writing by Lender, and except for the lien of taxes and assessments not due as further specified in the Right to Contest paragraph.

**Right to Contest.** Grantor may withhold payment of any tax, assessment, or claim in connection with a good faith dispute over the obligation to pay, so long as Lender's interest in the Property is not jeopardized. If a lien arises or is filed as a result of nonpayment, Grantor shall within fifteen (15) days after the lien arises or, if a lien is filed, within fifteen (15) days after Grantor has notice of the filing, secure the discharge of the lien, or if requested by Lender, deposit with Lender cash or a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any costs and reasonable attorneys' fees, or other charges that could accrue as a result of a foreclosure or sale under the lien. In any contest, Grantor shall defend itself and Lender and shall satisfy any adverse judgment before enforcement against the Property. Grantor shall name Lender as an additional obligee under any surety bond furnished in the contest proceedings.

**Evidence of Payment.** Grantor shall upon demand furnish to Lender satisfactory evidence of payment of the taxes or assessments and shall authorize the appropriate governmental official to deliver to Lender at any time a written statement of the taxes and assessments against the Property.

**Notice of Construction.** Grantor shall notify Lender at least fifteen (15) days before any work is commenced, any services are furnished, or any materials are supplied to the Property, if any mechanic's lien, materialmen's lien, or other lien could be asserted on account of the work, services, or materials. Grantor will upon request of Lender furnish to Lender advance assurances satisfactory to Lender that Grantor can and will pay the cost of such improvements.

**PROPERTY DAMAGE INSURANCE.** The following provisions relating to insuring the Property are a part of this Mortgage:

**Maintenance of Insurance.** Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement basis for the full insurable value covering all improvements on the Real Property in an amount sufficient to avoid application of any coinsurance clause, and with a standard mortgagee clause in favor of Lender. Grantor shall also procure and maintain comprehensive general liability insurance in such coverage amounts as Lender may request with Lender being named as additional insureds in such liability insurance policies. Additionally, Grantor shall maintain such other insurance, including but not limited to hazard, business interruption and boiler insurance as Lender may require. Policies shall be written by such insurance companies and in such form as may be reasonably acceptable to Lender. Grantor shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be cancelled or diminished without a minimum of thirty (30) days' prior written notice to Lender and not containing any disclaimer of the insurer's liability for failure to give such notice. Each insurance policy also shall include an endorsement providing that coverage in favor of Lender will not be impaired in any way by any act, omission or default of Grantor or any other person. Should the Real Property be located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area, Grantor agrees to obtain and maintain Federal Flood Insurance, if available, for the full unpaid principal balance of the loan and any prior liens on the property securing the loan, up to the maximum policy limits set under the National Flood Insurance Program, or as otherwise required by Lender, and to maintain such insurance for the term of the loan.

**Application of Proceeds.** Grantor shall promptly notify Lender of any loss or damage to the Property. Lender may make proof of loss if Grantor fails to do so within fifteen (15) days of the casualty. Whether or not Lender's security is impaired, Lender may, at Lender's election, receive and retain the proceeds of any insurance and apply the proceeds to the reduction of the indebtedness, payment of any lien affecting the Property, or the restoration and repair of the Property. If Lender elects to apply the proceeds to restoration and



Recorded in Public Records 10/19/2016 at 03:06 PM OR Book 7609 Page 624,  
Instrument #2016080850, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$69.50 MTG Stamps \$963.90 Int. Tax \$550.71

**RECORDATION REQUESTED BY:**

Gulf Coast Community Bank  
Downtown  
40 N Palafox Street  
Pensacola, FL 32502

**WHEN RECORDED MAIL TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

**SEND TAX NOTICES TO:**

Gulf Coast Community Bank  
Downtown Branch  
40 N Palafox Street  
Pensacola, FL 32502

This Mortgage prepared by:

Name: P. Sumrall, Asst VP Loan Administration  
Company: Gulf Coast Community Bank  
Address: 40 N Palafox Street, Pensacola, FL 32502



\*0000000005010328-1074510142016\*

**MORTGAGE**  
**FUTURE ADVANCES**

**MAXIMUM LIEN.** The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$750,712.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

**THIS MORTGAGE** dated October 14, 2016, is made and executed between Professional Inspection Services of Northwest Florida, LLC, a Florida Limited Liability Company, whose address is 7016 Pine Forest Rd, Pensacola, FL 32526 (referred to below as "Grantor") and Gulf Coast Community Bank, whose address is 40 N Palafox Street, Pensacola, FL 32502 (referred to below as "Lender").

**GRANT OF MORTGAGE.** For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Exhibit A, which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 7018 Pine Forest Rd, Pensacola, FL 32526. The Real Property tax identification number is 24-1S-31-4305-000-004.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

**FUTURE ADVANCES.** In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon; however, in no event shall such future advances (excluding interest) exceed in the aggregate \$750,712.00.

**THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$275,356.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:**

**PAYMENT AND PERFORMANCE.** Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

**POSSESSION AND MAINTENANCE OF THE PROPERTY.** Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

**Possession and Use.** Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

**Duty to Maintain.** Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

**Compliance With Environmental Laws.** Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property

## EXHIBIT "A"

COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.40 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 166.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND SUBJECT TO A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED AS FOLLOWS: COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 146.40 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075 AT PAGE 1024 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A 20.00 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 325.78 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.21 FEET; THENCE CONTINUE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.40 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 549.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (STATE ROAD 297, 150 FOOT RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST FOR 549.82 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

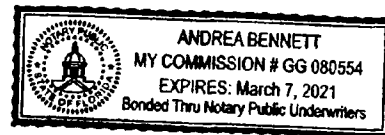
BK: 8220 PG: 1431

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by Jack B. Tilley, Jr., as Manager of Tilley Properties, LLC, a Florida limited liability company, on behalf of the company.

Andrea Bennett  
NOTARY PUBLIC  
Print Name: Andrea Bennett

☒ Personally Known  
OR  
☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_



Recorded in Public Records 12/26/2019 10:12 AM OR Book 8220 Page 1430,  
Instrument #2019111855, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$0.70

Prepared By:  
Stephen R. Moorhead, Esquire  
Moorhead Real Estate Law Group  
127 Palafox Place, Suite 200  
Pensacola, FL 32502  
File Number: RE-19-1681

### QUIT CLAIM DEED

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that TILLEY PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 7016 Pine Forest Road, Pensacola, FL 32526, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does remise, release and quit claim unto PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC, whose mailing address is 7016 Pine Forest Road, Pensacola, FL 32526, its successors and assigns, forever, the following described real property in the County of Santa Rosa, State of Florida, to-wit:

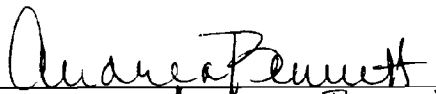
SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE

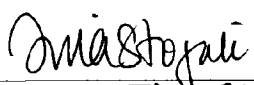
This purpose of this deed is to convey any and all interest that Tilley Properties, LLC may have in the subject property by virtue of the erroneous legal description contained in that certain Warranty Deed recorded in Official Records Book 8173, at Page 480 of the public records of Escambia County, Florida.

Together with all and singular the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, free from all exceptions and right of homestead.

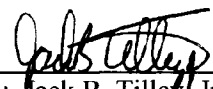
IN WITNESS WHEREOF, the undersigned executed this instrument on this 10<sup>th</sup> day of December, 2019.

WITNESSES:

  
Printed Name Andrea Bennett

  
Printed Name Tina Stojak

TILLEY PROPERTIES, LLC, a Florida  
limited liability company

  
By: Jack B. Tilley, Jr.  
Its: Manager

**EXHIBIT "A"**

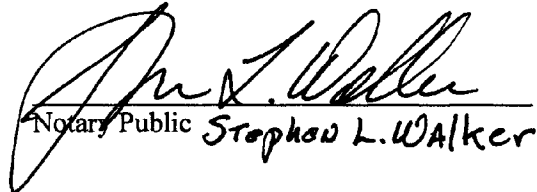
COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.40 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 166.40 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA AND SUBJECT TO A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED AS FOLLOWS: COMMENCE AT A ONE HALF INCH PLAIN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA; THENCE GO NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 326.78 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 146.40 FEET TO THE POINT OF BEGINNING; THENCE GO NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 175.00 FEET; THENCE GO NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 20.00 FEET; THENCE GO SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE GO SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH A 20 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 5075 AT PAGE 1024 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; A 20.00 FEET WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LYING IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 31 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 88 DEGREES 18 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 325.78 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.21 FEET; THENCE CONTINUE NORTH 01 DEGREES 42 MINUTES 40 SECONDS EAST FOR 166.40 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 350.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 17 MINUTES 20 SECONDS WEST FOR 549.82 FEET TO THE EAST RIGHT-OF-WAY LINE OF PINE FOREST ROAD (STATE ROAD 297, 150 FOOT RIGHT-OF-WAY); THENCE SOUTH 01 DEGREES 42 MINUTES 40 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE FOR 20.00 FEET; THENCE SOUTH 88 DEGREES 17 MINUTES 20 SECONDS EAST FOR 549.82 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 10 SECONDS EAST FOR 20.00 FEET TO THE POINT OF BEGINNING.

BK: 7609 PG: 622

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

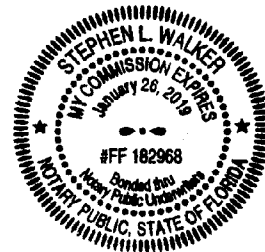
The foregoing instrument was acknowledged before me this 14th day of October, 2016, by Jeffrey L. Carter, as Manager of Network Cabling Services, LLC, a Florida limited liability company.

  
Notary Public Stephen L. Walker

       Personally Known  
or

X Produced Identification

Type of Identification Produced FL Drivers License



Recorded in Public Records 10/19/2016 at 03:06 PM OR Book 7609 Page 621,  
Instrument #2016080849, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$27.00 Deed Stamps \$2409.40

Prepared by:  
Stephen R. Moorhead, Esquire  
McDonald Fleming Moorhead  
127 Palafox Place, Suite 500  
Pensacola, Florida 32502  
RE-16-1061

**WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

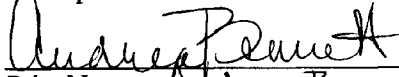
KNOW ALL MEN BY THESE PRESENTS: that NETWORK CABLING SERVICES, LLC, a Florida limited liability company, whose address is 2241 Parsonage Street, Middleburg, FL 32068, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, does grant, bargain, sell and convey the below described property, situate, lying and being in the County of Escambia, State of Florida, unto PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC, a Florida limited liability company, whose mailing address is 5736 Princeton Drive, Pensacola, FL 32526, hereinafter called Grantee, its successors and assigns:

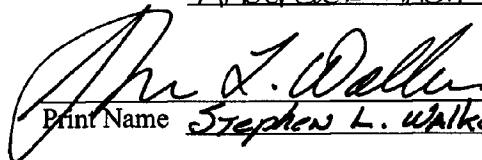
SEE EXHIBIT "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE

And Grantor does hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons whomsoever. Subject to taxes for the current year and restrictions and reservations of record which are not hereby reimposed.


IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14<sup>th</sup> day of October, 2016.

Signed, sealed and delivered  
in the presence of:

  
Print Name Andrea Bennett

  
Print Name Stephen L. Walker

NETWORK CABLING SERVICES, LLC, a  
Florida limited liability company

  
By: Jeffrey A. Carter, its Manager

## **PROPERTY INFORMATION REPORT**

**March 17, 2021**

**Tax Account #: 09-1241-370**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**BEG AT SE COR OF SW 1/4 OF SE 1/4 OF SEC N 88 DEG 18 MIN 42 SEC W ALG S LI OF SEC 326  
78/100 FT N 1 DEG 42 MIN 40 SEC E 166 21/100 FT N 88 DEG 17 MIN 20 SEC W 175 FT FOR POB  
CONT N 88 DEG 17 MIN 20 SEC W 175 FT N 1 DEG 42 MIN 40 SEC E 166 40/100 FT S 88 DEG 17  
MIN 20 SEC E 175 FT S 1 DEG 42 MIN 40 SEC W 166 40/100 FT TO POB OR 7609 P 621**

**SECTION 24, TOWNSHIP 1 S, RANGE 31 W**

**TAX ACCOUNT NUMBER 09-1241-370 (0621-34)**



**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:** JUN 7, 2021

**TAX ACCOUNT #:** 09-1241-370

**CERTIFICATE #:** 2018-4577

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.

**PROFESSIONAL INSPECTION SERVICES  
OF NORTHWEST FLORIDA LLC  
5736 PRINCETON DR.  
PENSACOLA, FL 32526**

**THE FIRST, A NATIONAL BANKING  
ASSOCIATION SUCCESSOR BY MERGER  
TO GULF COAST COMMUNITY BANK  
40 NORTH PALAFOX ST.  
PENSACOLA, FL 32502**

**PROFESSIONAL INSPECTION SERVICES  
OF NORTHWEST FLORIDA LLC  
7018 PINE FOREST RD.  
PENSACOLA, FL 32526**

**Certified and delivered to Escambia County Tax Collector, this 17<sup>th</sup> day of February, 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**  
**CONTINUATION PAGE**

March 17, 2021

Tax Account #: 09-1241-370

1. The Grantee(s) of the last deed(s) of record is/are: **PROFESSIONAL INSPECTION SERVICES OF NORTHWEST FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

**By Virtue of Warranty Deed recorded 10/19/2016 – OR 7609/621 and Quit Claim Deed recorded 12/26/2019 – OR 8220/1430**

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

**ABTRACTOR’S NOTE: CURRENT DEED OF RECORD INCLUDES ACCESS EASMENT FOR INGRESS AND EGRESS**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
  - a. **Mortgage in favor of Gulf Coast Community Bank recorded 10/19/2016 – OR 7609/624.**
  - b. **Assignment of Rents in favor of Gulf Coast Community Bank recorded 10/19/2016 – OR 7609/632**

4. Taxes:

**Taxes for the year(s)2017-2019 are delinquent.**

**Tax Account #: 09-1241-370**

**Assessed Value: \$263,016**

**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): **NONE**

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.



**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 #: 09-1241-370 CERTIFICATE #: 2018-4577

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: March 15, 2001 to and including March 15, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,  
As President  
Dated: March 17, 2021