

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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000471

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
10-3383-067	2018/5900	06-01-2018	BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. 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>05/03/2021</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 SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0521-60

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	KEY AUTO HOSPITAL INC 13206 SORENTA RD PENSACOLA, FL 32507 13026 SORENTA RD BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY (Full legal attached.)	Certificate #	2018 / 5900
		Date certificate issued	06/01/2018
		Deed application number	2000471
		Account number	10-3383-067

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)
# 2018/5900	06/01/2018	4,543.85	227.19	4,771.04
→Part 2: Total*				4,771.04

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)
# 2019/5655	06/01/2019	4,252.58	6.25	212.63	4,471.46
Part 3: Total*					4,471.46

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

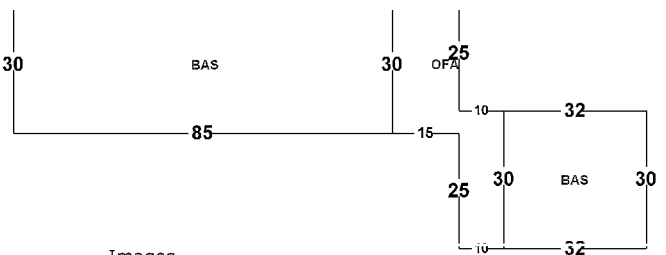
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	9,242.50
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,065.07
4. Property information report fee and Deed Application Recording and 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)	13,682.57

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: _____ Escambia County, Florida
Signature, Tax Collector or Designee Date May 12th, 2020

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

NO. STORIES -1
ROOF COVER -METAL/MODULAR
ROOF FRAMING -STEEL TRUSS/FRM
STORY HEIGHT -16
STRUCTURAL FRAME -RIGID FRAME
 Areas - 4260 Total SF
BASE AREA - 3510
OFFICE AVG - 750



Images



4/30/19

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/14/2020 (tc.9316)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[← Navigate Mode](#)
☒ Account
 ☐ Reference
 [→](#)
[Printer Friendly Version](#)

General Information

Reference: 123S325001004001
Account: 103383067
Owners: KEY AUTO HOSPITAL INC
Mail: 13206 SORENTA RD
 PENSACOLA, FL 32507
Situs: 13026 SORENTA RD 32507
Use Code: AUTO REPAIR
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	\$114,672	\$156,335	\$271,007	\$271,007
2018	\$114,672	\$143,847	\$258,519	\$258,519
2017	\$169,205	\$102,293	\$271,498	\$271,498

Disclaimer

Tax Estimator

[> File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
06/1999	4427	1362	\$100	WD	View Instr
01/1988	2499	466	\$55,000	WD	View Instr

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 SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W
ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON
NLY R/W LI OF...

Extra Features

ASPHALT PAVEMENT
CONCRETE PAVING

Parcel Information

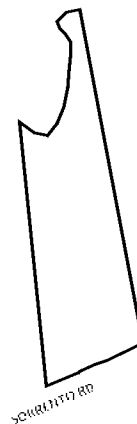
[Launch Interactive Map](#)

Section Map Id:
 12-3S-32-2

Approx. Acreage:
 3.7826

Zoned:
 CONSULT ZONING AUTHORITY

Evacuation & Flood Information
[Open Report](#)



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

Buildings

Address:13026 SORENTA RD, Year Built: 1988, Effective Year: 2000

Structural Elements

DECOR/MILLWORK-AVERAGE
 DWELLING UNITS-0
 EXTERIOR WALL-BRICK-FACE/VENEER
 EXTERIOR WALL-METAL-MODULAR
 FLOOR COVER-CONCRETE-FINISH
 FOUNDATION-STRUCTURAL
 HEAT/AIR-NONE
 INTERIOR WALL-UNFINISHED
 NO. PLUMBING FIXTURES-4

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EVERMORE FUNDING LLC-18 US BANK** holder of **Tax Certificate No. 05900**, 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:

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 103383067 (0521-60)

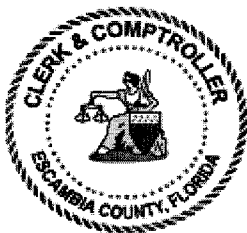
The assessment of the said property under the said certificate issued was in the name of

KEY AUTO HOSPITAL INC

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 May, which is the **3rd day of May 2021**.

Dated this 3rd 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

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 103383067 Certificate Number: 005900 of 2018

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 05/03/2021	Redemption Date 07/14/2020
Months	13	3
Tax Collector	\$13,682.57	\$13,682.57
Tax Collector Interest	\$2,668.10	\$615.72
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$16,356.92	\$14,304.54 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$91.07	\$21.02
Total Clerk	\$558.07	\$488.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$17,031.99	\$14,809.56
	Repayment Overpayment Refund Amount	\$2,222.43
Book/Page	8306	1598

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 005900

Redeemed Date 07/15/2020

Name KEY AUTO HOSPITAL INC 13206 SORENTO RD PENSACOLA, FL 32507

Clerk's Total = TAXDEED	\$558.07	\$14,472.56
Due Tax Collector = TAXDEED	\$16,856.92	
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
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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
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JUVENILE
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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

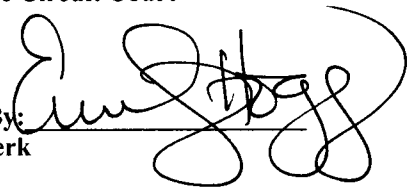
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 103383067 Certificate Number: 005900 of 2018**

**Payor: KEY AUTO HOSPITAL INC 13206 SORENTA RD PENSACOLA, FL 32507 Date
07/15/2020**

Clerk's Check #	1000322231	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$16,356.92
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$17,031.99

\$14,472.56

**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>**

LEGAL DESCRIPTION

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

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 8306, Page 1598, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05900, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: 103383067 (0521-60)

(see attached)

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

NAME IN WHICH ASSESSED: KEY AUTO HOSPITAL INC

Dated this 15th day of July 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY RW LI OF GULF BEACH HWY S 63 DEG 12 MIN
0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>05/03/2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS 46.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10



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
Property description	KEY AUTO HOSPITAL INC 13206 SORENTA RD PENSACOLA, FL 32507 13026 SORENTA RD 10-3383-067 BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY (Full legal attached.)	Certificate #	2018 / 5900
		Date certificate issued	06/01/2018

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2018/5900	06/01/2018	4,543.85	227.19	4,771.04
→ Part 2: Total*				4,771.04

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)
# 2019/5655	06/01/2019	4,252.58	6.25	212.63	4,471.46
Part 3: Total*					4,471.46

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)	9,242.50
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	4,065.07
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	13,682.57

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, Florida
Date August 25th, 2020

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



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 #: 10-3383-067 CERTIFICATE #: 2018-5900

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: February 17, 2001 to and including February 17, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President

Dated: February 19, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

February 19, 2021

Tax Account #: 10-3383-067

1. The Grantee(s) of the last deed(s) of record is/are: **KEY AUTO HOSPITAL, INC.**

By Virtue of Warranty Deed recorded 6/18/1999 – OR 4426/1806 and Warranty Deed recorded 6/22/1999 – OR 4427/1362

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

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

- a. **Mortgage in favor of Branch Banking and Trust Company recorded 2/20/2015 – OR 7347/88**

4. Taxes:

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

Tax Account #: 10-3383-067

Assessed Value: \$267,056

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.

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: MAY 3, 2021

TAX ACCOUNT #: 10-3383-067

CERTIFICATE #: 2018-5900

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.

KEY AUTO HOSPITAL, INC.
13206 SORENTO RD.
PENSACOLA, FL 32507

BRANCH BANKING AND TRUST COMPANY
5061 NORTH 12TH AVE.
PENSACOLA, FL 32504-8916

Certified and delivered to Escambia County Tax Collector, this 17th 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

February 19, 2021

Tax Account #: 10-3383-067

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SW COR SEC 12 N 06 DEG 00 MIN 00 SEC W ALG W LI OF AFORESAID SEC 1469 48/100 FT TO PT ON NLY R/W LI OF SORRENTO RD SR # 293 (100 FT R/W) N 63 DEG 12 MIN 00 SEC E 577 46/100 FT FOR POB CONT ALG SD R/W N 63 DEG 12 MIN 00 SEC 46 03/100 FT TO POINT OF CURVATURE OF SD R/W SD CURVE BEING CONCAVE NWLY HAVING A RADIUS OF 1095 24/100 FT CENTRAL ANG OF 02 DEG 49 MIN 24 SEC 50 04/100 FT CHORD BEARING & DIST N 61 DEG 47 MIN 18 SEC W 53 96/100 FT AN ARC DIST 53 97/100 FT DEPARTING SD NLY R/W N 13 DEG 36 MIN 17 SEC W 756 82/100 FT N 13 DEG 36 MIN 17 SEC W 134 30/100 FT MORE OR LESS TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER SWLY ALG SD MEAN HIGH WATER LI TO PT LYING N 10 DEG 53 MIN 04 SEC W 788 75/100 FT MORE OR LESS FROM POB S 10 DEG 53 MIN 04 SEC E 56 14/100 FT MORE OR LESS S 10 DEG 53 MIN 04 SEC E 722 51/100 FT TO NLY R/W LI OR SORRENTO RD & POB OR 4427 P 1362 BEG AT SW COR OF SEC N 6 DEG 0 MIN 0 SEC E 1469 48/100 FT TO N R/W OF ST RD 293 (100 FT R/W) N 63 DEG 12 MIN 0 SEC E ALG SD R/W 407 46/100 FT FOR POB CONT N 5 DEG 32 MIN 14 SEC W 657 12/100 FT N 5 DEG 32 MIN 14 SEC W 4 FT TO MEAN HIGH WATER LI AT SE EDGE OF BAYOU GARCON MEANDER NELY ALG MEAN HIGH WATER LI TO A PT LYING N 10 DEG 53 MIN 4 SEC W 772 51/100 FT FROM A PT ON NLY R/W LI S 10 DEG 53 MIN 4 SEC E 50 FT S 10 DEG 53 MIN 4 SEC E 722 51/100 FT TO NLY R/W LI OF GULF BEACH HWY S 63 DEG 12 MIN 0 SEC W ALG R/W LI 170 FT TO POB OR 4426 P 1806

SECTION 12, TOWNSHIP 3 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-3383-067 (0521-60)

10.50 Recording Fee
 749.00 Stamps
 \$159.50 TOTAL

OR BK 4426 PG1806
 Escambia County, Florida
 INSTRUMENT 99-620351

DEED DOC STAMPS PD @ ESC CO \$ 749.00
 06/18/99 ERNIE LEE HENNER, CLERK
 By: *[Signature]*

PREPARED BY:
 Stephen B. Shell
 SHELL, FLEMING, DAVIS & MENGE, P.A.
 Post Office Box 1831
 Pensacola, Florida 32598-1831
 SFD&M File No.: B1685-25620

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM M. BAKER**, whose address is 1230 Bridge Creek Terrace, Pensacola, Florida 32504, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to **KEY AUTO HOSPITAL, INC.**, a Florida corporation, whose address is 13026 Sorento Road, Pensacola, Florida 32507, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in County, Florida, described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Identification Number: 12-3S-32-5001-000-001

The above-described property, being vacant land, is not the homestead of Grantor nor is it contiguous to Grantor's homestead. Grantor resides at the address set forth above.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 16th day of June, 1999.

*Signed, sealed and delivered
 in the presence of:*

[Signature]
 Stephen B. Shell

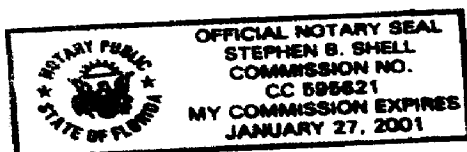
[Signature]
 William M. Baker

[Signature]
 Pamela J. Henry

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 1999, by William M. Baker, () who is personally known to me or () who has produced FLA D/L as identification.



[Signature]
 NOTARY PUBLIC - STATE OF FLORIDA
 Name: Stephen B. Shell
 My Commission Expires: 1/27/01

OR BK 4426 PG1807
Escambia County, Florida
INSTRUMENT 99-620351

Exhibit A

RCD Jun 18, 1999 02:55 pm
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-620351

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00'00" East along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly Right-of-Way line of Gulf Beach Highway (S.R. #293, 100' R/W); thence proceed North 63 degrees 12'00" East a distance of 407.46 feet to the Point of Beginning; thence departing said Northerly Right-of-Way proceed North 05 degrees 32'14" West a distance of 657.12 feet to a reference monument; thence continue North 05 degrees 32'14" West a distance of 4 feet more or less to the mean high water line at the Southeast edge of Bayou Garcon; thence meander Northeasterly along said mean high water line to a point lying North 10 degrees 53'04" West a distance of 772.51 feet from a point on said Northerly Right-of-Way line; thence proceed South 10 degrees 53'04" East a distance of 50 feet more or less to a reference monument; thence continue South 10 degrees 53'04" East a distance of 722.51 feet to the Northerly Right-of-Way line of Gulf Beach Highway; thence proceed South 63 degrees 12'00" West along said Right-of-Way line a distance of 170.00 feet to the point of beginning.

\$ 10.50 Recording Fee
 16 Stamps
 \$ 11.20 TOTAL

OR BK 4427 PG 1362
 Escambia County, Florida
 INSTRUMENT 99-621059

DEED DOC STAMPS PD @ ESC CO \$ 0.70

06/22/99 ERNEST LEE MCGRAW, CLERK

By: *[Signature]*

PREPARED BY:
 Stephen B. Shell
 SHELL, FLEMING, DAVIS & MENGE, P.A.
 Post Office Box 1831
 Pensacola, Florida 32598-1831
 SFD&M File No.: B1685-25620

STATE OF FLORIDA

COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **JEFF B. STRICKER**, whose address is 12650 Bahia Court, Pensacola, Florida 32506, hereafter called Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does bargain, sell, convey and grant to **KEY AUTO HOSPITAL, INC.**, a Florida corporation, whose address is 13026 Sorento Road, Pensacola, Florida 32507, hereafter called Grantee, (but which words Grantor and Grantee herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, administrators, successors and assigns of Grantee, forever, the real property in County, Florida, described as:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Parcel Identification Number: 12-35-32-5001-004-001

The above-described property is not the homestead of Grantor nor is it contiguous to Grantor's homestead. Grantor resides at 12650 Bahia Court, Pensacola, Florida 32506.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil, gas, or other minerals.

And Grantor does hereby fully warrant title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

The preparer of this deed represents that: this deed has been prepared at the express direction of the Grantor solely from the legal description provided to the preparer by the Grantor; that no title search, survey, or inspection of the above-described property has been performed by the preparer; that the title to the above-described property has not been examined by the preparer; and that the preparer makes no representations, warranties or guarantees whatsoever as to the status of the title to or ownership of said property.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 16th day of June, 1999.

[Signature]
 Stephen B. Shell

[Signature]
 Jeff B. Stricker

[Signature]
 Pamela J. Henry

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 1999, by Jeff B. Stricker, () who is personally known to me or (Y) who has produced FLA D/L as identification.



[Signature]
 NOTARY PUBLIC / STATE OF FLORIDA
 Name: Stephen B. Shell
 My Commission Expires: 1/27/01

OR BK 4427 PG1363
Escambia County, Florida
INSTRUMENT 99-621059

EXHIBIT "A"

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA;
THENCE PROCEED NORTH 06 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE AFORESAID SECTION 12 A DISTANCE OF 1469.48 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SORENTO ROAD, S.R. #293, (100' R/W);
THENCE PROCEED NORTH 63 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 577.46 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 63 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 46.03 FEET TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF SAID RIGHT-OF-WAY SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1095.24 FEET A CENTRAL ANGLE OF 02 DEGREES 49 MINUTES 24 SECONDS, A TANGENT DISTANCE OF 50.04 FEET, A CHORD BEARING AND DISTANCE OF NORTH 61 DEGREES 47 MINUTES 18 SECONDS WEST, 53.96 FEET AN ARC DISTANCE OF 53.97 FEET THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY PROCEED NORTH 13 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 756.82 FEET;
THENCE CONTINUE NORTH 13 DEGREES 36 MINUTES 17 SECONDS WEST A DISTANCE OF 134.30 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE AT THE SOUTHEAST EDGE OF BAYOU CARCON;
THENCE MEANDER SOUTHWESTERLY ALONG SAID MEAN HIGH WATER LINE TO A POINT LYING NORTH 10 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 708.75 FEET MORE OR LESS FROM THE POINT OF BEGINNING;
THENCE PROCEED SOUTH 10 DEGREES 53 MINUTES 04 SECONDS EAST A DISTANCE OF 56.14 FEET MORE OR LESS TO A REFERENCED MONUMENT;
THENCE CONTINUE SOUTH 10 DEGREES 53 MINUTES 04 SECONDS EAST A DISTANCE OF 722.51 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SORENTO ROAD AND THE POINT OF BEGINNING.
LYING IN AND BEING A PART OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 32 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINING 1.55 ACRES, MORE OR LESS.

RCD Jun 22, 1999 11:29 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 99-621059

Recorded in Public Records 05/20/2015 at 09:30 AM OR Book 7347 Page 88,
Instrument #2015037809, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$52.50 MTG Stamps \$910.00 Int. Tax \$520.00

**Wilson, Harrell, Farrington, Ford
Wilson, Spain & Parsons, P. A.
14758 Perdido Key Drive
Pensacola, FL 32507**

☐ This is a refinance of a mortgage dated _____ in the original principal amount of \$ _____ in which the amount is being increased by \$ _____ ("New Money"). Documentary Stamps and Intangible Tax in the amount of \$ _____ are being paid on the new money advanced.

STATE OF FLORIDA

Prepared by and return to

_____)

_____)
_____)

BB&T

MORTGAGE OF REAL ESTATE AND SECURITY AGREEMENT

THIS MORTGAGE, made this _____ 15th _____ day of _____ May, 2015 _____, by
KEY AUTO HOSPITAL, INC.
13026 SORENTO ROAD PENSACOLA, FL 32507-0000 _____

(hereinafter referred to as "Mortgagor"), and granted and given to BRANCH BANKING AND TRUST COMPANY (hereinafter referred to as "Mortgagee"), a corporation organized and existing under the laws of the State of North Carolina, whose address is
5061 N 12TH AVE, PENSACOLA, FL 32504-8916.

WHEREAS, KEY AUTO HOSPITAL, INC.

(the "Borrower", if not the Mortgagor) is indebted to Mortgagee, as evidenced by a certain promissory note dated the _____ 15th _____ day of _____ May, 2015 _____, executed in favor of Mortgagee in the principal sum of _____

TWO HUNDRED SIXTY THOUSAND DOLLARS & 00/100 _____ Dollars
(\$ _____ 260,000.00 _____), plus interest thereon, and any renewals, extensions or modifications thereto, the terms of which are incorporated herein by reference. Where used herein, the term "Note" or "Notes" shall be deemed to include the note above described, along with any other notes, additional advance agreements, or other documents now or hereafter evidencing any debt whatsoever incurred by Mortgagor and payable to Mortgagee, and shall include all indebtedness and obligations of the Mortgagor or Borrower to Mortgagee (or an affiliate of Mortgagee) under any interest rate swap transactions, interest rate cap and/or floor transactions, interest rate collar transactions, swap agreements (as defined in 11 U.S.C. § 101) or other similar transactions or agreements, including without limitation any ISDA Master Agreement executed by the Mortgagor or Borrower and all Schedules and Confirmations entered into in connection therewith, hereinafter collectively referred to as a "Hedge Agreement," the terms of which are incorporated herein by reference.

☐ This Mortgage is given to secure that certain contingent liability under the Application and Agreement for Irrevocable Standby Letter of Credit. No promissory note was given to Branch Banking and Trust Company, the issuer of the Standby Letter of Credit, and therefore, neither Documentary Stamp Taxes nor Intangible Taxes are due hereunder.

NOW, THEREFORE, in consideration of the premises and One Dollar (\$1.00) in hand paid by Mortgagee, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor does hereby grant, bargain, sell, mortgage, assign and convey unto the Mortgagee the following described real property situated in
_____ ESCAMBIA _____ County, State of Florida:

SEE ATTACHED EXHIBIT A KNOWN AS

13026SORRENTO RD , PENSACOLA, FL 32507

Together with (i) all buildings, improvements, hereditaments, and appurtenances thereunto appertaining, as far as they may now or hereafter during the term of this indenture belong to or be used in connection with the occupancy of any building existing or to be constructed on such property; (ii) all fixtures, equipment and accessions and attachments thereto now or hereafter attached or used in connection with the operation of such property, and all replacements, additions, and betterments to or of any of the foregoing; (iii) all rights in now existing and hereafter arising easements, rights of way, rights of access, water rights and courses, sewer rights and other rights appertaining thereto; (iv) all as-extracted collateral including without limitation all gas, oil and mineral rights of every nature and kind, all timber to be cut and all other rights appertaining thereto; and (v) all leases, rents and profits therefrom. The real property, buildings, improvements, fixtures, equipment, accessions thereto, appurtenances and all replacements and additions thereof and thereto, all leases and rents therefrom, and all other collateral described above are hereinafter collectively referred to as the "Property".

If any of the Property is of a nature such that a security interest therein can be perfected under the Florida Uniform Commercial Code (the "Code"), this indenture shall constitute a security agreement and financing statement, and the Mortgagor hereby authorizes the Mortgagee to complete and to file any UCC Financing Statement and amendment thereof which Mortgagee deems necessary to perfect, renew or continue such security interest under the Code.

BK: 7347 PG: 89

This Mortgage is granted and conveyed to secure: (i) prompt payment of the Note(s) and all renewals, extensions, modifications and substitutions thereof; (ii) the performance of all other obligations set forth therein and in any loan agreement or security instrument in connection herewith and all advances to pay drafts on any letters of credit issued on the account of the Mortgagor or other obligor on the Note(s); (iii) all future advances made to the Mortgagor, or other obligor on the Note(s) if not the Mortgagor, not to exceed the maximum aggregate principal amount up to twice the original amount of the Note(s) described above, whether evidenced by the original Note(s) or any subsequent Note(s), notwithstanding whether any such subsequent Note is a part of the transaction governing the Note(s) or is of the same kind or class, provided that each such subsequent Note or other evidence of indebtedness shall reference that it is secured by this Mortgage or under any Application and Agreement for Irrevocable Letter of Credit executed by the Mortgagor or other obligor on the Note(s); (iv) all obligations under any Hedge Agreement; (v) all sums expended by the Mortgagee to protect and preserve the Property, including without limitation all taxes and insurance premium; and (vi) all costs of collection of the Note(s) and enforcement of this Mortgage, including without limitation all reasonable attorneys' and paralegal fees, court costs, publication fees and related costs.

☐ **Construction Loan.** If this box is marked, this Mortgage is made for the purpose of securing a loan for constructing, improving or adding to a building on the Property or improving the Property, and shall constitute a construction mortgage, as defined in the Code.

TO HAVE AND TO HOLD, all the said Property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simple absolute (or such other estate; if any, as is stated hereinbefore), that he has good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except as listed in the title opinion or title insurance policy which Mortgagee has obtained in the transaction in which Mortgagee obtained this Mortgage. The Mortgagor further covenants to warrant generally and forever defend title to the premises as herein conveyed unto the Mortgagee, from and against all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor (and where more than one, each jointly and severally) agrees and consents to the following terms, covenants, and conditions set forth herein and in any Rider attached hereto and incorporated herein:

1. That if he is a maker or obligor on the Note(s), he will promptly pay the principal of and interest on the indebtedness evidenced by the Note(s) and any subsequent note or agreement evidencing additional advances, at the time and in the manner therein provided. Mortgagor shall timely pay and perform any obligation, covenant or warranty contained not only in this mortgage but also any other mortgage, or writing which gives rise to, or which may constitute a lien upon any of the Property. Upon request of Mortgagee, Mortgagor promptly shall furnish satisfactory evidence of such payment or performance. Mortgagor shall not enter into, terminate, cancel or amend any material lease or contract affecting the Property or any part thereof without the prior written consent of the Mortgagee.

2. That the lien of this instrument shall remain in full force and effect during any postponement or extension of the time of payment of or any other modification relating to the indebtedness or any part thereof secured hereby.

3. That he will pay as they become due all mortgage loan insurance premiums, taxes, assessments, water rates, and other governmental or municipal charges, fines or imposition, assessed against the property hereby mortgaged. If the Mortgagor fails to make any payments provided for in this section or any other payments for taxes, assessments, or the like, the Mortgagee may pay the same, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby (from the date of such advance) and shall be secured by this mortgage.

4. That he will keep the Property in as good order and condition as it is now, reasonable wear and tear excepted, and will not commit or permit any waste thereof.

5. That he will continuously maintain fire, flood and such other hazard insurance as the Mortgagee may require on the improvements which form a part of the Property, now or hereafter constructed on the Property, and will pay promptly when due any premiums on the insurance. If it is determined at any time that any of the Property is located in a flood hazard area as defined in the Flood Disaster Protection Acts of 1973, the Mortgagor shall obtain and maintain flood insurance on Property at Mortgagor's expense for as long as this Mortgage is in effect. Flood insurance coverage shall be in an amount equal to the lesser of (i) the maximum amount secured as set forth herein or (ii) the maximum limit of coverage made available for the particular type of property under applicable law. If the Mortgagor shall fail to procure or maintain hazard or flood insurance coverage in the specified amount for the Property within a reasonable time of receiving notice from Mortgagee of either the requirement or of the lapse of an existing policy, Mortgagee may, but shall not be obligated to, expend for the account of Mortgagor any sums which may be necessary to purchase the required hazard or flood insurance, which shall be fully secured by this Mortgage and which shall accrue interest from the time expended until paid at the rate set forth in the Note(s). Mortgagor shall cause all policies and renewals thereof to be delivered to the Mortgagee. All insurance shall be carried with companies approved by Mortgagee and shall contain a loss payable clause (New York long form) in favor of and in a form acceptable to Mortgagee. In the event of loss, Mortgagor will give immediate written notice to Mortgagee, who may make proof of loss if such is not made promptly by the Mortgagor. Each insurer is hereby authorized and directed to make payment for such loss directly and solely to the Mortgagee, and the insurance proceeds, or any part thereof, may be applied by the Mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration of the Property damaged, but Mortgagee shall not be obligated to see to the proper application of any amount paid over to Mortgagor.

6. That he hereby assigns all the rents, issues, and profits of the Property from and after any default hereunder, and should legal proceedings be instituted pursuant to this instrument, then the Mortgagee shall have the right to have appointed a receiver, to which the Mortgagor consents, of the rents, issues, and profits, who, after deducting all charges and expenses attending such proceedings and the execution of his trust as receiver shall apply the residue of the rents, issues, and profits toward the payment of the debt secured hereby. Mortgagor hereby appoints Mortgagee as Mortgagor's attorney-in-fact to collect any rents and profits, with or without suit, and to apply the same, less expenses of collection to any indebtedness owing under the Note(s) in any manner as Mortgagee may desire. Such appointment shall be a power coupled with an interest and shall remain in full force and effect as long as any of the indebtedness secured hereby remains outstanding or the Mortgagee is obligated to make advances.

7. That he will pay as they become due the principal and interest on all notes, obligations, contracts or agreements, secured by any mortgage, lien, or security interest having priority over this mortgage as to the Property described herein. If the Mortgagor fails to make any of the payments as provided in this section, Mortgagee may pay the same and add any amounts so paid to the principal debt, and all sums so paid shall bear interest at the same rate as the principal debt secured hereby and shall be secured by this mortgage.

8. Mortgagor for itself, its successors and assigns represents, warrants and agrees that (a) neither Mortgagor nor any other person has generated, manufactured, stored, treated, processed, released, discharged or disposed of any Hazardous Materials on the Property or received any notice from any Governmental Authority (hereinafter defined) or other person with regard to a release of Hazardous Materials on, from or otherwise affecting the Property; (b) neither Mortgagor or any other person has violated any applicable Environmental Laws (hereinafter defined) relating to or affecting the Property; (c) the Property is presently being operated in compliance with all Environmental Laws; there are no circumstances presently existing upon or under the Property, or relating to the Property which may violate any applicable Environmental Laws, and there is not now pending, or threatened, any action, suit, investigation or proceeding against Mortgagor relating to the Property (or against any other party relating to the Property) seeking to enforce any right or remedy under any of the Environmental Laws; (d) except in strict compliance with Environmental Laws, the Property shall be kept free of Hazardous Materials and shall not be used to generate, manufacture, transport, treat, store, handle, dispose, process or release Hazard Materials; (e) Mortgagor shall at all times comply with and ensure compliance by all other parties with all applicable Environmental Laws and shall keep the Property free and clear of any liens imposed pursuant to any applicable Environmental Laws; (f) Mortgagor has obtained and will at all times continue to obtain and/or maintain all licenses, permits and other directives from any Governmental Authority necessary to comply with Environmental Laws; Mortgagor is in full compliance with the terms and provisions of the Environmental Requirements (hereinafter defined) and will continue to comply with the terms and provisions of the Environmental Requirements; (g) Mortgagor shall immediately give Mortgagee oral and written notice in the event that Mortgagor receives any notice from any Governmental Authority or any other party with regard to any release or storage of Hazardous Materials on, from or affecting the Property and shall conduct and complete all investigations, sampling, and testing, and all remedial, removal, and other actions necessary or required to clean up and remove all Hazardous Materials on, from or affecting the Property in accordance with all applicable Environmental Laws. Mortgagor hereby agrees to indemnify Mortgagee and hold Mortgagee harmless from and against any and all losses, liabilities, damages, injuries (including, without limitation, reasonable attorneys' fees) and claims of any

and every kind whatsoever paid, incurred or suffered by, or asserted against Mortgagee for, with respect to, or as a direct or indirect result of (i) the presence on, or under, or the escape, spillage, emission or release on or from the Property of any Hazardous Material regardless of whether or not caused by or within the control of Mortgagee, (ii) the violation of any Environmental Laws or Environmental Requirements relating to or affecting the Property, whether or not caused by or within the control of Mortgagee, (iii) the failure by Mortgagee to comply fully with the terms and provisions of this paragraph, or (iv) any warranty or representation made by Mortgagee in this paragraph being false or untrue in any material respect. The obligations and liabilities of Mortgagee under this paragraph shall survive the foreclosure of the Mortgage, the delivery of a deed in lieu of foreclosure, the cancellation of the Note; or if otherwise expressly permitted in writing by the Bank, the sale or alienation of any part of the Property.

In the event that any of the Mortgagee's representations or warranties shall prove to be materially false or Mortgagee fails to satisfy any Environmental Requirement, Mortgagee, in its sole discretion, may (i) choose to assume compliance with governmental directives and the Mortgagee agrees to reimburse Mortgagee for all costs, expenses (including all reasonable attorneys' fees, whether in-house or independent), fines, penalties, judgments, suits, or liabilities whatsoever associated with such compliance; or (ii) seek all legal and equitable remedies available to it including, but not limited to, injunctive relief compelling Mortgagee to comply with all Environmental Requirements relating to the Property. Mortgagee's rights hereunder shall be in addition to all rights granted under the Note or other Document and payments by Mortgagee under this provision shall not reduce Mortgagee's obligations and liabilities thereunder. In the event Mortgagee undertakes compliance with Environmental Requirements which Mortgagee failed to perform or which Mortgagee determines is necessary to sell all or any part of the Property, Mortgagee authorizes Mortgagee and/or Mortgagee's agents to prepare and execute on Mortgagee's behalf, any manifest or other documentation relating to the removal and/or disposal of any Hazardous Materials, from, at or on the Property. Mortgagee acknowledges that Mortgagee does not own, or have a security interest in, any Hazardous Materials which exist on, originate from or affect the Property. All amounts expended by the Mortgagee in connection with the exercise of its rights hereunder (including reasonable attorneys' fees and the fees of any environmental consultants) shall become part of the indebtedness secured by this Mortgage.

For purposes of this Mortgage: "Environmental Laws" means the Comprehensive Environmental Response, Compensation and Liability Act, the Hazardous Materials Transportation Act, the Resource Conservation and Recovery Act, and any "Super Fund" or Super Lien" law, or any other federal, state or local law, regulation or decree regulating, relating to or imposing liability or standards of conduct concerning any Hazardous Materials. "Environmental Requirement" means any administrative orders, directives, judgments, consent orders, permits, licenses, authorizations, consents, settlements, agreements or other formal or informal directions or guidance issued by or entered into with any Governmental Authority or private party, including the provisions of any Environmental Law, which obligate or commit Mortgagee to investigate, remediate, treat, monitor, dispose or remove Hazardous Materials. "Governmental Authority" means any federal, state or local agency, department, court or other administrative, legislative or regulatory federal, state or local governmental body, or any private individual or entity acting in place of such entities. "Hazardous Materials" means and includes petroleum products, any flammable explosives, radioactive materials, asbestos or any material containing asbestos, and/or any hazardous, toxic or dangerous waste, substance or material defined as such in the Environmental Laws.

9. Mortgagee shall be in default under this mortgage upon the occurrence of any of the following.

- (a) Default in the payment or performance of any of the indebtedness and obligations evidenced by the Notes of any covenant or warranty in this mortgage, in the Note(s) or other document executed in connection herewith, or in any other note of Mortgagee or Borrower to Mortgagee or any contract between Mortgagee or Borrower and Mortgagee; or in any contract between any third party and Borrower or Mortgagee made for the benefit of Mortgagee; or
- (b) Any warranty, representation or statement made or furnished to Mortgagee by or on behalf of Mortgagee or Borrower in connection with this transaction proving to have been false in any material respect when made or furnished; or
- (c) Loss, theft, substantial damage, destruction to or of the Property, or the assertion or making of any levy, seizure, mechanic's or materialman's lien or attachment thereof or thereon; or
- (d) Death, dissolution, termination of existence, insolvency, business failure, appointment of a Receiver for any part of the property of, assignment for the benefit of creditors by, filing of a bankruptcy petition by or against, or the inability to pay debts in the ordinary course of business of the Mortgagee, Borrower or any co-maker, endorser, guarantor or surety for Mortgagee or Borrower; or
- (e) Failure of a corporate Mortgagee or Borrower or any co-maker, endorser, guarantor or surety for Mortgagee or Borrower to maintain its corporate existence in good standing; or
- (f) Upon the entry of any monetary judgement of the assessment or filing of any tax lien against Mortgagee; or upon the issuance of any writ of garnishment or attachment against any property, debts due or rights of Mortgagee or Borrower; or
- (g) The sale (including sale by land contract upon delivery of possession), transfer or encumbrance of all or any part of the Property or any interest therein, or any change in the ownership or control of Mortgagee or Borrower, without Mortgagee's prior written consent; or
- (h) If Mortgagee should otherwise deem itself, its security interest, the Property or the indebtedness evidenced by the Note(s) unsafe or insecure; or should Mortgagee otherwise believe that the prospect of payment or other performance is impaired

10. It is agreed that the Mortgagee shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the Note(s) or other obligations secured hereby. If there is a default in any of the terms, conditions or covenants of this mortgage or of any of the Note(s) or other obligations secured hereby, then at the option of the Mortgagee, and without prior notice to the Mortgagee, all sums then owing by the Mortgagee or any other obligor on the Note(s) to the Mortgagee shall become immediately due and payable, the Mortgagee may in addition pursue all other rights and remedies available against any Mortgagee or any borrower or other obligor under the Note(s) under applicable provisions of Florida Law and of any other law governing the Note(s). This mortgage shall remain as security for full payment of all indebtedness and obligations secured hereby and for performance of any obligation evidenced by the Note(s) and any other obligations described herein, notwithstanding the sale or release of any or all of the Property, the assumption by another party of Mortgagee's obligations under the Note(s) or this mortgage, the forbearance or extension of time or payment of the indebtedness and any other obligations described herein, or any one of same or the release of any party who has assumed or incurred any obligation for the repayment of any indebtedness and any other obligations described herein, and secured by this mortgage. None of the foregoing shall in any way affect the full force and effect of the lien of this mortgage or impair the Mortgagee's right to any other remedies against the Mortgagee or any other obligors under the Note(s). Any forbearance by the Mortgagee in exercising any right or remedy hereunder or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Mortgagee shall not be a waiver of Mortgagee's right to accelerate maturity of the indebtedness evidenced by the Note(s) secured hereby. Time is of the essence in the payment or performance of any of the obligations, or of any covenant or warranty contained in this mortgage, or in any of the Note(s) or any other document secured hereby.

11. Mortgagee understands that upon default hereunder, along with other remedies set out herein and in the above referenced Note(s) or other documents, the Mortgagee may foreclose upon the mortgaged premises and ask for a deficiency judgement. Mortgagee hereby expressly waives and relinquishes any appraisal rights which Mortgagee may have under Florida Law and understands and agrees that a deficiency judgement, if pursued by Mortgagee, shall be determined by the highest priced bid at the judicial sale of the Property.

12. The covenants contained herein and in any rider attached hereto and incorporated herein shall bind, and the benefits and advantages shall inure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall be applicable to all genders and the term "Mortgagee" shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The liability of the Mortgagee hereunder shall, if more than one, be joint and several. The designations "corporate", "corporation", and "partnership" include limited liability companies and limited liability partnerships.

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13. WAIVER OF TRIAL BY JURY. UNLESS EXPRESSLY PROHIBITED BY APPLICABLE LAW, THE UNDERSIGNED HEREBY WAIVE THE RIGHT TO TRIAL BY JURY OF ANY MATTERS OR CLAIMS ARISING OUT OF THIS MORTGAGE OR ANY LOAN DOCUMENT EXECUTED IN CONNECTION HERewith OR OUT OF THE CONDUCT OF THE RELATIONSHIP BETWEEN THE UNDERSIGNED AND MORTGAGEE. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE TO MAKE THE LOAN SECURED BY THIS MORTGAGE. FURTHER, THE UNDERSIGNED HEREBY CERTIFY THAT NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT MORTGAGEE WOULD NOT SEEK TO ENFORCE THIS WAIVER OR RIGHT TO JURY TRIAL PROVISION IN THE EVENT OF LITIGATION. NO REPRESENTATIVE OR AGENT OF MORTGAGEE, NOR MORTGAGEE'S COUNSEL, HAS THE AUTHORITY TO WAIVE, CONDITION OR MODIFY THIS PROVISION.

IN WITNESS WHEREOF, each Mortgagor has executed under seal this Mortgage the day and year first above written.

Signed, sealed and delivered in the presence of:

If Mortgagor is a Corporation:

WITNESS:

(SEAL) *Travis Ratin*

(Print Name)

(SEAL) *Stephen P. Kess*

(Print Name)

KEY AUTO HOSPITAL, INC.
NAME OF CORPORATION
By: *Randall T. Stricker* (SEAL)

RANDALL T. STRICKER
Title
PRESIDENT/TREASURER
By: _____ (SEAL)

Title _____

If Mortgagor is a Partnership, Limited Liability Company, Limited Liability Partnership, or Limited Liability Limited Partnership:

WITNESS:

_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	_____
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	_____
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	_____
_____ (SEAL)	By: _____ (SEAL)
_____ (Print Name)	_____

If Mortgagor is an Individual:

WITNESS:

_____ (SEAL)	_____ (SEAL)
_____ (Print Name)	_____
_____ (SEAL)	_____ (SEAL)
_____ (Print Name)	_____
_____ (SEAL)	_____ (SEAL)
_____ (Print Name)	_____

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Notarization of Acknowledgement in an Individual Capacity

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of May, 2015 by _____
 (Name of Person Acknowledging)

 (Signature of Notary Public - State of Florida)_____
 (Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known _____ OR

Produced Identification _____

Type of Identification Produced _____

Notarization of Acknowledgement in a Representative Capacity

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 15th day of May, 2015, by Randall T. Stricker as
 (Name of Person)
President for Key Auto Hospital, Inc.
 (Type of Authority) (Name of Party on Behalf of Whom Instrument Was Executed)



TRACY RATZIN
 MY COMMISSION # FF 102720
 EXPIRES: April 11, 2018
 Bonded Thru Budget Notary Services

 (Signature of Notary Public - State of Florida)_____
 (Print, Type, or Stamp Commissioned Name of Notary Public)Personally Known ✓ OR
 Produced Identification _____

Type of Identification Produced _____

Exhibit "A"

Parcel 1

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00 minutes 00 seconds East along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly Right-of-Way line of Gulf Beach Highway (S.R. #293, 100' R/W); thence proceed North 63 degrees 12 minutes 00 seconds East a distance of 407.46 feet to the Point of Beginning; thence departing said Northerly Right-of-Way proceed North 05 degrees 32 minutes 14 seconds West a distance of 657.12 feet to a reference monument; thence continue North 05 degrees 32 minutes 14 seconds West a distance of 4 feet more or less to the mean high water line at the Southeast edge of Bayou Garcon; thence meander Northeasterly along said mean high water line to a point lying North 10 degrees 53 minutes 04 seconds West a distance of 772.51 feet from a point on said Northerly Right-of-Way line; thence proceed South 10 degrees 53 minutes 04 seconds East a distance of 50 feet more or less to a referenced monument; thence continue South 10 degrees 53 minutes 04 seconds East a distance of 722.51 feet to the Northerly Right-of-Way line of Gulf Beach Highway; thence proceed South 63 degrees 12 minutes 00 seconds West along said Right-of-Way line a distance of 170.00 feet to the Point of Beginning.

Parcel 2

Commence at the Southwest corner of Section 12, Township 3 South, Range 32 West, Escambia County, Florida; thence proceed North 06 degrees 00 minutes 00 seconds West along the West line of the aforesaid Section 12 a distance of 1469.48 feet to a point on the Northerly right-of-way line of Sorento Road, S.R. #293, (100' R/W); thence proceed North 63 degrees 12 minutes 00 seconds East a distance of 577.46 feet to the Point of Beginning; thence continue along said right-of-way North 63 degrees 12 minutes 00 seconds East a distance of 46.03 feet to a concrete monument at the point of curvature of said right-of-way said curve being concave Northwesterly having a radius of 1095.24 feet a central angle of 02 degrees 49 minutes 24 seconds, a tangent distance of 50.04 feet, a chord bearing and distance of North 61 degrees 47 minutes 18 seconds West, 53.96 feet an arc distance of 53.97 feet thence departing said Northerly right-of-way proceed North 13 degrees 36 minutes 17 seconds West a distance of 756.82 feet; thence continue North 13 degrees 36 minutes 17 seconds West a distance of 134.30 feet more or less to the mean high water line at the Southeast Edge of Bayou Garcon; thence meander Southwesterly along said mean high water line to a point lying North 10 degrees 53 minutes 04 seconds West a distance of 788.75 feet more or less from the Point of Beginning; thence proceed South 10 degrees 53 minutes 04 seconds East a distance of 56.14 feet more or less to a referenced monument; thence continue South 10 degrees 53 minutes 04 seconds East a distance of 722.51 feet to the Northerly right-of-way line of Sorento Road and the Point of Beginning.

Lying in and being a part of Section 12, Township 3 South, Range 32 West, Escambia County, Florida.

File Number: 880-49398

Legal Description with Non Homestead