

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

0121-49
513
R. 07/19

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC PO BOX 775311 CHICAGO, IL 60677	Application date	Apr 01, 2020		
Property description	ANDALA ENTERPRISES INC 5201 N DAVIS HWY PENSACOLA, FL 32503 2519 W DESOTO ST E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127	Certificate #	2018 / 8745		
		Date certificate issued	06/01/2018		
		Deed application number	2000210		
		Account number	15-1642-000		
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)	
# 2018/8745	06/01/2018	897.38	44.87	942.25	
→ Part 2: Total*				942.25	
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)
# 2019/8234	06/01/2019	940.30	6.25	47.02	993.57
Part 3: Total*					993.57
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)					1,935.82
2. Delinquent taxes paid by the applicant					0.00
3. Current taxes paid by the applicant					833.83
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)					3,144.65
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here: <u><i>Candice Lewis</i></u>			Escambia County, Florida		
Signature, Tax Collector or Designee			Date <u>April 24th, 2020</u>		

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. 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>01/04/2021</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.

APPLICATION FOR TAX DEED
Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000210

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677,

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
15-1642-000	2018/8745	06-01-2018	E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127

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
FCAP AS CUSTODIAN FOR FTCFIMT, LLC
FL TAX CERT FUND I MUNI TAX, LLC
PO BOX 775311
CHICAGO, IL 60677

04-01-2020
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search | Tangible Property Search | Sale List

← Navigate Mode Account Reference →

Printer Friendly Version

<p>General Information</p> <p>Reference: 000S009060060197 Account: 151642000 Owners: ANDALA ENTERPRISES INC Mail: 641 BAYOU BLVD PENSACOLA, FL 32503 Situs: 2519 W DESOTO ST 32505 Use Code: SINGLE FAMILY RESID Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2019</td> <td>\$4,887</td> <td>\$46,692</td> <td>\$51,579</td> <td>\$51,579</td> </tr> <tr> <td>2018</td> <td>\$6,250</td> <td>\$43,987</td> <td>\$50,237</td> <td>\$50,237</td> </tr> <tr> <td>2017</td> <td>\$6,250</td> <td>\$40,180</td> <td>\$46,430</td> <td>\$46,430</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">> <u>File for New Homestead Exemption Online</u></p>	Year	Land	Imprv	Total	Cap Val	2019	\$4,887	\$46,692	\$51,579	\$51,579	2018	\$6,250	\$43,987	\$50,237	\$50,237	2017	\$6,250	\$40,180	\$46,430	\$46,430
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<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr><td>09/02/2016</td><td>7585</td><td>589</td><td>\$19,500</td><td>WD</td><td>View Instr</td></tr> <tr><td>06/09/2016</td><td>7538</td><td>1183</td><td>\$8,000</td><td>WD</td><td>View Instr</td></tr> <tr><td>06/04/2016</td><td>7538</td><td>1181</td><td>\$100</td><td>QC</td><td>View Instr</td></tr> <tr><td>04/04/2016</td><td>7532</td><td>608</td><td>\$100</td><td>QC</td><td>View Instr</td></tr> <tr><td>11/12/2015</td><td>7434</td><td>1747</td><td>\$32,000</td><td>QC</td><td>View Instr</td></tr> <tr><td>01/26/2013</td><td>6969</td><td>1788</td><td>\$21,600</td><td>WD</td><td>View Instr</td></tr> <tr><td>12/14/2009</td><td>6549</td><td>384</td><td>\$100</td><td>OT</td><td>View Instr</td></tr> <tr><td>09/2002</td><td>4981</td><td>1395</td><td>\$100</td><td>WD</td><td>View Instr</td></tr> <tr><td>02/1985</td><td>2025</td><td>925</td><td>\$20,000</td><td>WD</td><td>View Instr</td></tr> <tr><td>01/1967</td><td>369</td><td>656</td><td>\$10,000</td><td>WD</td><td>View Instr</td></tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	09/02/2016	7585	589	\$19,500	WD	View Instr	06/09/2016	7538	1183	\$8,000	WD	View Instr	06/04/2016	7538	1181	\$100	QC	View Instr	04/04/2016	7532	608	\$100	QC	View Instr	11/12/2015	7434	1747	\$32,000	QC	View Instr	01/26/2013	6969	1788	\$21,600	WD	View Instr	12/14/2009	6549	384	\$100	OT	View Instr	09/2002	4981	1395	\$100	WD	View Instr	02/1985	2025	925	\$20,000	WD	View Instr	01/1967	369	656	\$10,000	WD	View Instr	<p>2019 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127</p> <hr/> <p>Extra Features</p> <p>None</p>
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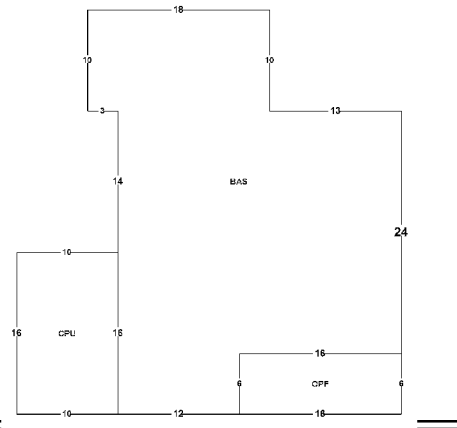
<p>Parcel Information</p> <p>Section</p> <p>Map Id: CA127</p> <p>Approx. Acreage: 0.1122</p> <p>Zoned: HC/LI</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 2519 W DESOTO ST, Year Built: 1948, Effective Year: 1970

Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-SIDING-SHT.AVG. FLOOR COVER-HARDWOOD/PARQET FOUNDATION-WOOD/SUB FLOOR HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-PLASTER NO. PLUMBING FIXTURES-3 NO. STORIES-1 ROOF COVER-COMPOSITION SHG ROOF FRAMING-GABLE STORY HEIGHT-0 STRUCTURAL FRAME-WOOD FRAME
 Areas - 1180 Total SF BASE AREA - 924 CARPORT UNF - 160 OPEN PORCH FIN - 96



Images



1/19/17

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:05/07/2020 (tc.2976)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FL TAX CERT FUND I MUNI TAX LLC, FCAP AS CUSTODIAN** holder of **Tax Certificate No. 08745**, 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:

E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 151642000 (0121-49)

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

ANDALA ENTERPRISES 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 January, which is the **4th** day of **January 2021**.

Dated this 11th day of May 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
 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

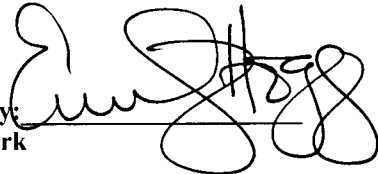
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
 Tax Certificate Redeemed From Sale
 Account: 151642000 Certificate Number: 008745 of 2018**

**Payor: ANDALA ENTERPRISES INC 641 BAYOU BLVD PENSACOLA FL 32503 Date
 05/28/2020**

Clerk's Check #	5505884957	Clerk's Total	\$530.05
Tax Collector Check #	1	Tax Collector's Total	\$3,375.43
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,222.48

3352.08
~~3352.08~~
\$3369.08

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: 
 Deputy Clerk

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

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

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

**Case # 2018 TD 008745
 Redeemed Date 05/28/2020**

Name ANDALA ENTERPRISES INC 641 BAYOU BLVD PENSACOLA FL 32503

Clerk's Total = TAXDEED	\$530.05	<i>3352.08</i>
Due Tax Collector = TAXDEED	\$3,575.43	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 151642000 Certificate Number: 008745 of 2018

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="01/04/2021"/>	Redemption Date <input type="text" value="05/28/2020"/>
Months	9	1
Tax Collector	<input type="text" value="\$3,144.65"/>	<input type="text" value="\$3,144.65"/>
Tax Collector Interest	\$424.53	\$47.17
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,575.43	\$3,198.07 <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$63.05	\$7.01
Total Clerk	\$530.05	\$474.01 <i>CH</i>
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	\$4,222.48	\$3,689.08
	Repayment Overpayment Refund Amount	\$533.40
Book/Page	<input type="text" value="8294"/>	<input type="text" value="723"/>

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 8294, Page 723, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08745, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **151642000 (0121-49)**

DESCRIPTION OF PROPERTY:

E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: ANDALA ENTERPRISES INC

Dated this 28th day of May 2020.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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	FCAP AS CUSTODIAN FOR FTCFIMT, LLC FL TAX CERT FUND I MUNI TAX, LLC	Application date	Apr 01, 2020
Applicant Address	PO BOX 775311 CHICAGO, IL 60677		
Property description	ANDALA ENTERPRISES INC 5201 N DAVIS HWY PENSACOLA, FL 32503 2519 W DESOTO ST 15-1642-000 E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127	Certificate #	2018 / 8745
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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)
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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)	3,144.65

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 July 29th, 2020

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

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
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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>01/04/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS +625

Tax Collector (complete Parts 1-4)

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

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

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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.

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



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 #: 15-1642-000 CERTIFICATE #: 2018-8745

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: October 26, 2000 to and including October 26, 2020 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell".

Michael A. Campbell,
As President

Dated: October 27, 2020

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

October 27, 2020

Tax Account #: 15-1642-000

1. The Grantee(s) of the last deed(s) of record is/are: **ANDALA ENTERPRISES, INC., A FLORIDA CORPORATION**

By Virtue of Warranty Deed recorded 6/9/2016 – OR 7585/589

2. The land covered by this Report is:

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Clarence Randy Book and Colleen Anne-Lennon Boone, husband and wife recorded 6/10/2016 – OR 7538/1187**

4. Taxes:

Taxes for the year(s) 2017-2019 are delinquent.
Tax Account #: 15-1642-000
Assessed Value: \$54,916
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: JAN 4, 2021

TAX ACCOUNT #: 15-1642-000

CERTIFICATE #: 2018-8745

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.

ANDALA ENTERPRISES INC.
641 BAYOU BLVD.
PENSACOLA, FL 32503

CLARENCE RANDY BOONE AND
COLLEEN ANNE-LENNON BOONE
2511 DESOTA ST.
PENSACOLA, FL 32505

ANDALA ENTERPRISES INC.
2519 W DESOTA ST.
PENSACOLA, FL 32505

ANDALA ENTERPRISES, INC.
5201 NORTH DAVIS HIGHWAY
PENSACOLA, FL 32503

Certified and delivered to Escambia County Tax Collector, this 27TH day of October, 2020.

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.

October 27, 2020

Tax Account #: 15-1642-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

E 50 FT OF N 95 FT OF W 100 FT BLK 197 WEST KING TRACT OR 7585 P 589 CA 127

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-1642-000 (0121-49)

Recorded in Public Records 09/06/2016 at 01:00 PM OR Book 7585 Page 589,
Instrument #2016068292, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$136.50

PREPARED BY AND RETURN TO:
Steven Evans, an employee of
Security National Title & Escrow, LLC
500 Winderley Place, Suite 320
Maitland, FL 32751

PROPERTY APPRAISERS PARCEL I.D. NUMBER:

000580906060197

WARRANTY DEED

THIS WARRANTY DEED Made this 2ND day of September, 2016 A.D., **BETWEEN**
EMERALD COAST REAL ESTATE INVESTORS LLC, a Florida Limited Liability Company,
whose mailing address is: **1914 S HABANA AVE, TAMPA, FL 33629,** hereinafter called the
Grantor(s)

AND

ANDALA ENTERPRISES, INC., a Florida Corporation, whose mailing address is: **5201 NORTH**
DAVIS HIGHWAY, PENSACOLA, FL 32503 hereinafter called the **Grantee:**

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Escambia**
County, Florida, viz:

That portion of Block 197, West King Tract, City of Pensacola, Escambia County, Florida,
according to the map of said City copyrighted by Thomas C. Watson in 1906, described as
follows:

Commencing at an iron rod at the Northwest corner of said block, thence East along with
North line of said block 50.0 feet to an iron rod for the point of beginning; thence continue
East along said line 50.0 feet to an iron rod; thence South at right angles, 95.0 feet to an iron
rod; thence West at right angles 50.0 feet to an iron rod; thence North at right angles, 95.0
feet to the point of beginning.

Property address: 2519 W DeSoto Street, Pensacola, FL 32505

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said
land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that
the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2015, and conditions, restrictions, reservations, limitations, easements of record, if any, zoning and other governmental regulations and other matters of record, provided, however, this reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the said Grantor has executed this Warranty Deed on the day and year first above written.

Signed, sealed and delivered in our presence:

EMERALD COAST REAL ESTATE INVESTORS LLC

Angela Hansen
Witness signature

By: Robert I Miller, Jr., Mgrm

Angela Hansen
Print name

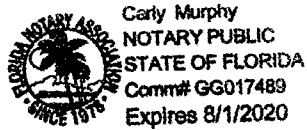
Mikayla Holmes
Witness signature

Mikayla Holmes
Print name

STATE OF FLORIDA

COUNTY OF BIRMINGHAM

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this day 2nd of September, 2016, by **Robert I Miller, Jr., Mgrm of EMERALD COAST REAL ESTATE INVESTORS LLC**, who is (are) personally known to me or has (have) produced Drivers License (s) as identification and who did not take an oath.



Carly Murphy
Notary Public

Recorded in Public Records 06/10/2016 at 04:20 PM OR Book 7538 Page 1187,
Instrument #2016043384, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$52.50 MTG Stamps \$28.00 Int. Tax \$16.00

THIS INSTRUMENT PREPARED BY:
Cassie Long
South Walton Law, P.A.
36468 Emerald Coast Parkway
Unit 9462
Destin, Florida 32541

**MORTGAGE (WITH SECURITY AGREEMENT AND
ASSIGNMENT RENTS, LEASES AND PROFITS)**

THIS MORTGAGE is made this **9th** day of **June, 2016**, by and between **Emerald Coast Real Estate Investors, LLC**, a **Florida limited liability company**, hereinafter called the "Mortgagor", whose address is **3567 Acy Lowery Rd, Milton, FL 32571**, and **Clarence Randy Boone and Colleen Anne-Lennon Boone, husband and wife**, hereinafter called "Mortgagee", whose mailing address is **2511 Desoto St., Pensacola, FL 32505**.

WITNESSETH:

WHEREAS, Mortgagor is indebted to the Mortgagee in the principal sum of **Eight Thousand and No/100 Dollars (\$8,000.00)**, together with interest thereon, evidenced by that certain promissory note of even date herewith ("The Note"), executed by Mortgagor and delivered to the Mortgagee, the final payment of which is due on **July 1, 2018**, which by reference is made a part hereof of the same extent as though set out in full herein.

NOW THEREFORE, to secure the performance by Mortgagor of all covenants and conditions in the Note and in this Mortgage and in all other instruments securing the Note, and in order to charge the properties, interest and rights hereinafter described with such payment and performance and to secure additional advances, renewals, and extensions thereof and for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), Mortgagor does hereby mortgage, sell, pledge and assign to Mortgagee:

THE MORTGAGED PROPERTY

(A) Real property located in Walton County, Florida, more particularly described as follows:

That portion of Block 197, West King Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906, described as follows: Commencing at an iron rod at the Northwest corner of said block, thence East along with North line of said block 50.0 feet to an iron rod for the point of beginning; thence continue East along said line 50.0 feet to an iron rod; thence South at right angles, 95.0 feet to an iron rod; thence West at right angles 50.0 feet to an iron rod; thence North at right angles, 95.0 feet to the point of beginning.

to have and to hold the same, together with all the improvements now and or hereafter erected on such property and all fixtures now or hereafter attached thereto, together with each and every tenements, hereditaments, easements, rights, powers, privileges, immunities and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, and also all the estate, right, title, interest, homestead, right of dower, separate estate, property, possession and claim whatsoever in law as well as in equity of Mortgagor of, in and to the same in every part and parcel thereof unto Mortgagee in fee simple.

(B) Together with security interest in all personal property and fixtures affixed to or located in the property described in paragraph (A).

(C) Together with all rent, leases, issues, profits, revenue, income and other benefits from the property described in paragraph (A) hereof to be applied to the indebtedness secured thereby, provided however, that permission is hereby given to Mortgagor so long as no default has occurred hereunder, to collect, receive and use such benefits from the property as they become due and payable, but not in advance thereof.

(D) Everything referred to in paragraphs (A), (B) and (C) hereof and any additional property hereafter acquired by Mortgagor and subject to the lien of this Mortgage or any part of these properties is herein referred to as the "Mortgaged Property".

SWL16-071

PROVIDED ALWAYS, that if Mortgagor shall pay to Mortgagee the Note at the times and in the manner stipulated therein, and in all other instruments securing the Note, including renewals, extension or modification thereof, and in this Mortgage and in all other instruments securing the Note, to be kept, performed or observed by Mortgagor, then this Mortgage shall cease and be void, but shall otherwise remain in full force and effect.

Mortgagor covenants and agrees with Mortgagee as follows:

1. **COMPLIANCE WITH NOTE AND MORTGAGE; WARRANTY OF TITLE.** Mortgagor shall comply with all provisions of the Note, this Mortgage and of every other instrument securing the Note, and will promptly pay to Mortgagee the principal with interest thereon and all other sums required to be paid by Mortgagor under the Note and pursuant to the provisions of this Mortgage and of every other instrument securing the Note. Mortgagor is indefeasibly seized of the Mortgaged property in fee simple and Mortgagor has lawful authority to convey, mortgage and encumber the same as provided by the Mortgage, and does hereby so warrant.

2. **PAYMENT OF TAXES AND LIENS.** Mortgagor shall pay all the taxes, assessments, levies, liabilities, obligations and encumbrances of every nature now on the Mortgaged Property or that hereinafter may be imposed, levied or assessed upon this Mortgage or the Mortgaged Property or upon the indebtedness secured hereby. All such payments to be made when due and payable according to law before they become delinquent and before any interest attaches or any penalty is incurred. Insofar as any indebtedness is of record the same shall be promptly satisfied and evidence of such satisfaction shall be given to Mortgagee.

3. **INSURANCE.** Mortgagor shall keep the Mortgaged Property and the improvements now existing or hereafter erected on the Mortgaged Property insured as may be required from time to time by Mortgagee against loss by fire, other hazards and contingencies in such amounts and for such periods as may be required by Mortgagee. Mortgagor shall pay promptly, when due, any premiums on such Insurance. All Insurance shall be carried with companies approved by Mortgagee and the policy and renewals thereof shall be held by Mortgagee and have attached thereto loss payable clauses in favor and in form acceptable to Mortgagee. In the event of loss, Mortgagor shall give immediate notice by mail to Mortgagee and Mortgagee may make proof of loss if not made promptly by Mortgagor. Each Insurance company concerned is hereby authorized and directed to make payments for such loss directly to Mortgagee instead of either to Mortgagor or Mortgagor and Mortgagee jointly. Insurance proceeds or any part thereof may be applied by Mortgagee at its option after deducting therefrom all its expenses including attorney fees either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged. Mortgagee is hereby authorized at its option to settle and compromise any claims, awards, damages, rights of action and proceeds, and any other payment or relief under any insurance policy. In the event of foreclosure of this Mortgage or other transfer of title to the Mortgaged Property in extinguishment of the indebtedness secured hereby, all rights, title and interest of Mortgagor in and to any Insurance policies then in force shall pass to the purchaser or grantee. Mortgagee may, at its option, require Mortgagor to deposit with Mortgagee on the first day of the month, in addition to making payments of principal and interest, until the Note is fully paid, an amount equal to one-twelfth (1/12) of the yearly premiums for all insurance. Such deposits shall not be, nor be deemed to be trust funds, but may be commingled with general funds of Mortgagee, and no interest shall be payable in respect thereof. Upon demand by Mortgagee, Mortgagor shall deliver to mortgagee such additional monies as are necessary to make up any deficiencies in the amounts necessary to enable Mortgagee to pay such premiums when due. In the event of default under any of the terms, covenants and conditions in the Note, this Mortgage or any other instrument securing the Note to be performed or observed by Mortgagor, Mortgagee may apply to the reduction of the sums secured hereby, in such manner as Mortgagee shall determine any amount under this paragraph remaining to Mortgagor's credit and any return premium received from cancellation of any Insurance policy by Mortgagee upon foreclosure of this Mortgage.

4. **CONDEMNATION.** If the Mortgaged Property or any part thereof shall be damaged or taken through condemnation (which term when used herein shall include any damage or taking by any governmental authority or any other authority authorized by the Laws of the State of Florida or the United States of America to so damage or take, and any transfer by private sale in lieu thereof), either temporarily or permanently, the entire indebtedness and other sums secured hereby shall, at the option of the Mortgagee, become immediately due and payable. Mortgagee shall be entitled to all compensation awards, damages, claims, rights of action and proceeds of, or on account of any damage or taking through condemnation and is hereby authorized, at its option, to commence, appear in and prosecute, in its own or Mortgagor's name, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation awards, damages, claims, rights of action and proceeds, and any other payments or relief, and the right thereto, are hereby assigned by Mortgagor to Mortgagee and Mortgagee may apply such funds as received by Mortgagee, as Mortgagee in its discretion may determine, to the reduction of the sums secured hereby, to any prepayment charge provided in the Note, this Mortgage or other

instruction securing the Note, and all Mortgagee's expenses, including attorney fees. Any balance of such monies then remaining shall be paid to Mortgagor. Mortgagor agrees to execute such further assignments or any compensations, awards, damages, claims, rights of action and proceeds as Mortgagee may require.

5. CARE OF MORTGAGED PROPERTY. Mortgagor shall not remove or demolish any building or other property forming a part of the Mortgaged Property without the written consent of Mortgagee. Mortgagor shall not permit, commit, or suffer any waste, impairment or deterioration of the Mortgaged Property or any part thereof, and shall keep the same and improvements thereon in good condition and repair. Mortgagor shall notify Mortgagee in writing within five (5) days of any damage, or impairment of the Mortgaged Property. Mortgagee may, at Mortgagee's discretion, have the Mortgaged Property inspected at any time and Mortgagor shall pay all costs incurred by Mortgagee in executing such inspection.

6. MORTGAGEE'S RIGHT TO MAKE CERTAIN PAYMENTS. In the event Mortgagor fails to pay or discharge the taxes, assessments, levies, liabilities, obligations and encumbrances, or fails to keep the Mortgaged Property insured or to deliver the policies, premiums paid, or fails to repair the Mortgaged Property as herein agreed, Mortgagee may, at its own option, pay or discharge the taxes, assessments, levies, liabilities and obligations and encumbrances or any part thereof, to procure and pay for such insurance or to make and pay for such repairs. Mortgagee shall have no obligation on its part to determine the validity or necessity of any payment thereof and any such payment shall not waive or affect any option, lien equity or right of Mortgagee under or by virtue of this Mortgage. The full amount of each and every such payment shall be immediately due and payable and shall bear interest from the date thereof until paid at the Default Rate, as hereinafter defined and together with such interest, shall be secured by the lien of this Mortgage. Nothing herein contained shall be construed as requiring Mortgagee to advance or expend monies for any of the purposes mentioned in this paragraph.

7. PAYMENT OF EXPENSES. Mortgagor shall pay all the costs, charges and expenses, including reasonable attorney's fees, disbursements and cost of abstracts of title, incurred or paid at any time by Mortgagee due to the failure on the part of Mortgagor promptly and fully to perform, comply with and abide by each and every stipulation, agreement, condition and covenant of the Note and this Mortgage. Such costs, charges and expenses, shall be immediately due and payable, whether or not there be notice, demand, attempt to collect or suit pending. The full amount of each and every such payment shall bear interest from the date thereof until paid at the Default Rate, as herein defined. All such costs, charges and expenses so incurred or paid together with such interest shall be secured by the lien of this Mortgage and any other instrument securing the Note.

8. AFTER ACQUIRED PROPERTY. The lien of this Mortgage will automatically attach, without further act, to all after acquired property of whatever kind located in or on, or attached to, or used or intended to be used in connection with or in the operation of the Mortgaged Property.

9. ADDITIONAL DOCUMENTS. At all times this Mortgage is in effect, upon Mortgagee's request, Mortgagor shall make, execute and deliver or cause to be made, executed and delivered to Mortgagee and where appropriate, shall cause to be recorded or filed and thereafter to be re-recorded or refiled at such time and in such place as shall be deemed desirable by Mortgagee, any and all such further mortgages, instruments of further assurance, certificates and other documents as Mortgagee may consider necessary or desirable in order to effectuate, complete, enlarge, perfect, or to continue and preserve the obligations of Mortgagor under the Note and this Mortgage and all other instruments securing the Note, and the lien of this Mortgage as a first prior lien upon all the Mortgaged Property. Upon any failure by Mortgagor to do so, Mortgagee may make, execute, record, file, re-record, or refile any and all such mortgages, instruments, certificates and documents for and in the name of Mortgagor. Mortgagor hereby irrevocably appoints Mortgagee agent and attorney-in-fact of Mortgagor to do all things necessary to effectuate or assure compliance with this paragraph.

10. EVENT OF DEFAULT. Any one of the following shall constitute an event of default:

(a) Failure by Mortgagor to pay, as and when due and payable, any installments of principal or interest due under the Note, or any deposits for taxes and assessments or insurance premiums due hereunder, or any other sums to be paid by Mortgagor hereunder or under any other instrument securing the Note.

(b) Failure by Mortgagor to duly keep, perform and observe any other covenant, condition or agreement in the Note, this Mortgage, any other instrument securing the Note or any other instrument collateral to the Note or executed in connection with the sums secured hereby for a period of 10 days after Mortgagee gives written notice specifying the breach.

(c) If either Mortgagor or any guarantor or endorser of the Note: (i) files a voluntary petition in bankruptcy, (ii) is adjudicated a bankrupt or insolvent; or (iii) files any petition or answer seeking or acquiescing in any reorganization, management, composition, readjustment, liquidation, dissolution or similar relief for itself under any

law relating to bankruptcy, insolvency or other relief for debtors, or (iv) seeks or consents to or acquiesces in the appointment of any trustee, receiver, master or liquidator of itself, or for all or any substantial part of the Mortgaged Property or of any or all of the rents, revenues, issues, earnings, profits or income thereof, or (v) makes any general assignment for the benefit of creditors, or (vi) makes any admission in writing of its inability to pay its debts generally as they become due; or (vii) a court of competent jurisdiction enters an order, judgment or decree approving a petition filed against Mortgagor or any guarantor or endorser of the Note, seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors, which order, judgment or decree remains unvacated and unstayed for an aggregate of sixty (60) days, whether or not consecutive from the date of entry thereof; or (viii) any trustee, receiver or liquidator of Mortgagor of all or any substantial part of the Mortgaged Property or of any or all of the rents, revenues, issues, earnings, profits or income thereof, is appointed without the prior written consent of Mortgagee, which appointment shall remain unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive.

(d) Any breach of any warranty or material untruth of any representation of Mortgagor contained in the Note, this Mortgage or any other instrument securing the Note.

(e) The occurrence of any default under the terms of any mortgage or other security instrument which creates a lien or other security interest on or in the Mortgaged Property.

11. ACCELERATION. If an event of default shall have occurred, Mortgagee may declare the outstanding principal amount of the Note and the interest accrued thereon, and all other sums secured hereby, to be due and payable immediately. Upon such declaration, such principal and interest and other sums shall immediately be due and payable without demand or notice.

12. REMEDIES AFTER DEFAULT. Upon the event of default, Mortgagee may proceed by suit at law or in equity or by any other appropriate proceeding or remedy to: (a) enforce payment of the Note or the performance of any term hereof or any other right; (b) foreclose this Mortgage and to sell, in its entirety or in separate lots or parcels, the Mortgaged Property under the judgment or decree of a court or courts of competent jurisdiction; (c) collect all rents, issues, profits, revenue, income and other benefits from the Mortgaged Property; (d) appoint a receiver to enter upon and take possession of the Mortgaged Property and to collect all rents, issues, profits, revenue, income and other benefits thereof and apply the same as a court may direct and such receiver shall have all rights and powers permitted under law; and (e) pursue any other remedy available to it. Mortgagee shall take action either by such proceedings or by the exercise of its power with respect to entry or taking possession, or both, as Mortgagee may determine.

13. NO WAIVER. No delay or omission of Mortgagee or of any holder of the Note to exercise any right, power or remedy accruing upon any event of default shall exhaust or impair any such right, power or remedy or shall be construed to waive any event of default or to constitute acquiescence therein.

14. NON-EXCLUSIVE REMEDIES. No right, power or remedy conferred upon or reserved to Mortgagee by the Note, this Mortgage or any other instrument securing the Note is exclusive of any other right, power or remedy, but each and every such right, power and remedy shall be cumulative and concurrent and shall be in addition to any other right, power and remedy given hereunder or under the Note or any other instrument securing this Note, now or hereafter existing at law in equity or by statute.

15. SUCCESSORS AND ASSIGNS BOUND. Whenever one of the parties hereto is named or referred to herein, the heirs, successors and assigns of such party shall be included and all covenants and agreements contained in this Mortgage, by or in behalf of Mortgagor or Mortgagee, shall bind and inure to the benefits of their respective heirs, successors and assigns, whether or not so expressed.

16. MISCELLANEOUS. In the event that any of the covenants, agreements, terms, or provisions contained in the Note, Mortgage or any other instrument securing the Note shall be invalid, illegal or unenforceable in any respect, the validity of the remaining covenants, agreements, terms or provisions contained herein and in the Note and any other instrument securing the Note shall be in no way affected, prejudiced or disturbed thereby.

17. ATTORNEY'S FEES. The term "attorney fees" as used in the Mortgage includes any and all legal fees of whatever nature, including but not limited to, fees resulting from any appeal or an interlocutory order or final judgment or any other appellate proceeding arising out of any litigation.

18. FUTURE ADVANCES. This Mortgage shall secure not only existing indebtedness, but also such future advances, whether such advances are obligatory or to be made at the option of Mortgagee, or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, but such secured indebtedness shall not exceed at any time the maximum principal amount of two times the amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies, or insurance, on the Mortgaged Property, with interest on such disbursements. Any such future advances, whether obligatory or to be made at the option of the Mortgagee, or otherwise, may be made either prior to or after the due date of the Note or any other notes secured by this Mortgage. This Mortgage is given for the specific purpose of securing any and all indebtedness by the Mortgagor to Mortgagee (but in no event shall the secured indebtedness exceed at any time the maximum principal amount set forth in this paragraph) in whatever manner this indebtedness may be evidenced or represented until this Mortgage is satisfied of record. All covenants and agreements contained in this Mortgage shall be applicable to all further advances made by Mortgagee to Mortgagor under this future advance clause.

19. OBLIGATION OF MORTGAGOR. Mortgagor shall pay the cost of releasing or satisfying this Mortgage of record.

20. NO TRANSFER. It is understood and agreed by Mortgagor that as part of the inducement to Mortgagee to make the loan evidenced by the Note, Mortgagee has considered and relied in the credit worthiness and reliability of Mortgagor. Mortgagor covenants and agrees not to sell, convey, transfer, lease or further encumber any interest in or any part of the Mortgaged Property without the prior written consent of Mortgagee. Any such sale, conveyance, transfer, lease or encumbrance made without Mortgagee's prior written consent shall be void and constitute a default hereunder. If any person should obtain an interest in all or any part of the Mortgaged Property pursuant to the execution or enforcement of any lien, security interest or other right, whether superior, equal or subordinate to this Mortgage or the lien hereof, such event shall be deemed to be a transfer by Mortgagor and as event of default hereunder.

21. DEFAULT RATE. The Default Rate shall be the highest rate permitted by applicable law.

22. CHANGES TO MORTGAGE. All changes, alterations, deletions or additions to the substance of any paragraph in the Mortgage which have been agreed to between Mortgagor and Mortgagee have been initiated by Mortgagor as additional proof of Mortgagor's consent.

23. WAIVER OF TRIAL BY JURY. Mortgagor and Mortgagee (by its acceptance hereof) hereby knowingly, voluntarily, and intentionally waive the right they may have to a trial by jury in respect of any litigation based hereon, or arising out of, under, or in connection with this Mortgage and Security Agreement, the indebtedness secured hereby and any other document contemplated to be executed in conjunction with the loan or loans secured hereby, or any course of conduct, course of dealing, statements (whether verbal or written), or actions of either party. This provision is a material inducement for Mortgagee to enter into any loan transaction secured hereby.

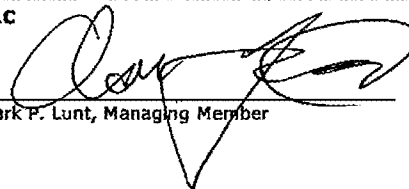
****24. ADDITIONAL PARAGRAPHS.** In the event Mortgagor and Mortgagee agree to further covenants in this Mortgage requiring an additional paragraph or paragraphs, such paragraph or paragraphs shall be attached to this Mortgage under the heading of "Rider" and shall be part of this Mortgage as is set out in full herein.

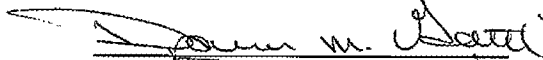
IN WITNESS WHEREOF, this instrument has been executed on the date first written above.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

**EMERALD COAST REAL ESTATE INVESTORS,
LLC**


Type Name: Dominic Naseri


Clark P. Lunt, Managing Member


Type Name: Dawn Galt

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 9th day of June, 2016, by Clark P. Lunt, as Managing Member of Emerald Coast Real Estate Investors, LLC, () who are personally known to me or (X) who produced the following as identification: LS30-115-83-221-0 exp 6/21/2020

WITNESS my hand and seal this 9th day of June, 2016.

Affix Seal:



[Signature]
Type Name: Dominic Naseri
NOTARY PUBLIC
My Commission Expires: Nov 12, 2019