

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2000730

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

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

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
15-2323-000	2018/8829	06-01-2018	LTS 8 TO 10 AND S 30 FT OF LT 11 BLK 7 DB 539 P 263 MAXENT TRACT CA 96

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

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

09-25-2020
Application Date

Applicant's signature

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>10-04-2021</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

+ 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

1021-36

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Sep 25, 2020
Property description	POLAR ICE CREAM AND CREAMERY CO 9400 N CENTRAL EXPY BBSC-AP-DOTHAN-SUITE 800 DALLAS, TX 75231 100 N DONNELSON ST 15-2323-000 LTS 8 TO 10 AND S 30 FT OF LT 11 BLK 7 DB 539 P 263 MAXENT TRACT CA 96	Certificate #	2018 / 8829
		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)
# 2018/8829	06/01/2018	2,055.59	102.78	2,158.37
→Part 2: Total*				2,158.37

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)
# /					
Part 3: Total*					0.00

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)	2,158.37
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	0.00
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,533.37

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: Don Mustain Escambia, Florida
Signature, Tax Collector or Designee Date October 5th, 2020

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



Chris Jones Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

← Navigate Mode ☒ Account ☐ Reference →

Printer Friendly Version

General Information		Assessments				
Reference:	000S009080090007	Year	Land	Imprv	Total	Cap Val
Account:	152323000	2020	\$126,047	\$4,360	\$130,407	\$81,550
Owners:	NEW DAIRY ALABAMA LLC	2019	\$126,047	\$4,360	\$130,407	\$74,137
Mail:	250 FILMORE ST STE 525 DENVER, CO 80206	2018	\$126,047	\$4,360	\$130,407	\$67,398
Situs:	100 N DONNELSON ST 32502	Disclaimer				
Use Code:	PARKING LOTS	Market Value Breakdown Letter				
Taxing Authority:	PENSACOLA CITY LIMITS	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				
Sales Data		2020 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	None
07/21/2020	8336	1361	\$25,000	WD	View Instr	Legal Description
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						LTS 8 TO 10 AND S 30 FT OF LT 11 BLK 7 MAXENT TRACT OR 8336 P 1361 CA 96
Extra Features						
ASPHALT PAVEMENT CHAINLINK FENCE CONCRETE PAVING						
Parcel Information		Launch Interactive Map				
Section Map Id: CA096						
Approx. Acreage: 0.5592						
Zoned: R-1B						
Evacuation & Flood Information Open Report						
View Florida Department of Environmental Protection(DEP) Data						
Buildings						
Images						



8/17/15

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

Last Updated: 10/27/2020 (its 2998)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 08829**, 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:

LTS 8 TO 10 AND S 30 FT OF LT 11 BLK 7 MAXENT TRACT CA 96

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 152323000 (1021-36)

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

POLAR ICE CREAM AND CREAMERY CO

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 October, which is the **4th day of October 2021**.

Dated this 23rd day of November 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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



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

Tax Deed - Redemption Calculator

Account: 152323000 Certificate Number: 008829 of 2018

Redemption ☐ Yes ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/04/2021"/>	Redemption Date <input type="text" value="12/31/2020"/>
Months	13	3
Tax Collector	<input type="text" value="\$2,533.37"/>	<input type="text" value="\$2,533.37"/>
Tax Collector Interest	\$494.01	\$114.00
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$3,033.63	<input type="text" value="\$2,653.62"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$91.07	\$21.02
Total Clerk	\$558.07	<input type="text" value="\$488.02"/> CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$40.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$3,708.70	\$3,158.64
	Repayment Overpayment Refund Amount	\$550.06
Book/Page	<input type="text" value="8410"/>	<input type="text" value="1014"/>

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 008829
 Redeemed Date 12/31/2020**

Name BORDEN DAIRY CO 9400 N CENTRAL EXPRESSWAY SUITE 800 DALLAS TX 75231

Clerk's Total = TAXDEED	\$558.07 \$ 2821.64
Due Tax Collector = TAXDEED	\$3,033.63
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

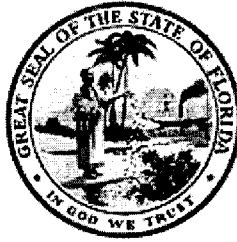
• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

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

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

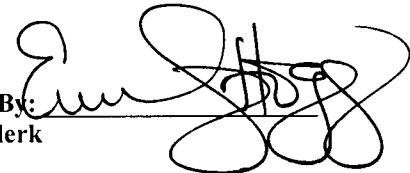
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 152323000 Certificate Number: 008829 of 2018**

**Payor: BORDEN DAIRY CO 9400 N CENTRAL EXPRESSWAY SUITE 800 DALLAS TX 75231
Date 12/31/2020**

Clerk's Check #	306354	Clerk's Total	\$558.07
Tax Collector Check #	1	Tax Collector's Total	\$3,333.63
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,668.70

\$2,838.64

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

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

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8410, Page 1014, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 08829, issued the 1st day of June, A.D., 2018

TAX ACCOUNT NUMBER: **152323000 (1021-36)**

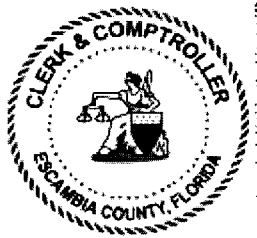
DESCRIPTION OF PROPERTY:

LTS 8 TO 10 AND S 30 FT OF LT 11 BLK 7 MAXENT TRACT CA 96

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

NAME IN WHICH ASSESSED: POLAR ICE CREAM AND CREAMERY CO

Dated this 4th day of January 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 11/30/2015 at 04:06 PM OR Book 7442 Page 399,
Instrument #2015090469, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This instrument
was prepared by
Richard Barker, Jr.
Chief Financial Officer
City of Pensacola, Florida

LIEN FOR IMPROVEMENTS

The **CITY OF PENSACOLA**, a Florida municipal corporation, acting pursuant to Sections 4-3-19, 4-3-20, and 4-3-22 Code of the City of Pensacola, does hereby claim and impose a Lien of the following described real property located in Pensacola, Escambia County, Florida, to-wit:

POLAR ICE CREAM CO
639 W Gregory St

Lots 15-21, 32-33 Block 7 Maxent Tract

in the total amount of \$226.04 (Two Hundred Twenty-Six & 04/100)
for all cost incurred in clearing weeds, undergrowth, trash, filth, garbage or other refuse from the
aforementioned property on or about the 21st day of August, 2015. Said lien shall be equal in
dignity to all other special assessments for benefits against property within the City.

DATED this 16th day of November, 2015

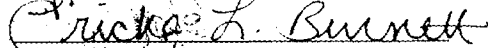
THE CITY OF PENSACOLA
a municipal corporation



BY:

ERIC W. OLSON
CITY ADMINISTRATOR

ATTEST:



CITY CLERK
(SEAL)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of November, 2015, by Eric W. Olson, City Administrator of the City of Pensacola, a Florida municipal corporation, on behalf of said municipal corporation. He is personally known to me and ~~did~~/did not take an oath.

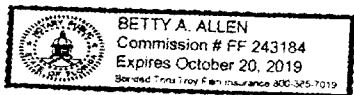

NOTARY PUBLIC

Exhibit A

Description of Land

Property located in Escambia County, Florida

Lots 8, 9 and 10 and the South 30 feet of Lot 11 in Block 7 of the Maxent Tract in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

AND BEING the same property conveyed to Polar Ice Cream & Creamery Co., a corporation from Bertha D. Barrow by Warranty Deed dated August 3, 1960 and recorded September 7, 1960 in Deed Book 539, Page 263.

Tax Parcel No. 000S009080090007

P
Executed this 14th day of July, 2020; however, effective as of July 21, 2020.

GRANTOR:

**BORDEN DAIRY COMPANY OF
ALABAMA, LLC,**
a Delaware limited liability company
(f/k/a Dairy Fresh of Alabama, LLC,
successor-by-conversion to Dairy Fresh
Corporation)

By: [Signature]
Name: Jason Monaco
Title: Chief Financial Officer

Signed, sealed and delivered in the presence of:

[Signature: Holly Harris]
Name: Holly Harris
[Signature: Mike Middleton]
Name: Mike Middleton

STATE OF TEXAS
COUNTY OF DALLAS

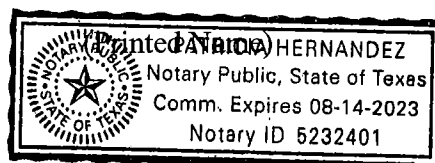
The foregoing instrument was acknowledged before me this 14th day of July, 2020, by Jason Monaco, as Chief Financial Officer of Borden Dairy Company of Alabama, LLC, a Delaware limited liability company (f/k/a Dairy Fresh of Alabama, LLC, successor-by-conversion to Dairy Fresh Corporation), on behalf of such entity. He/She is personally known to me or has produced a W/A driver's license as identification.

NOTARY PUBLIC (Signature)

[Signature: Patricia Hernandez]

(Affix Notary Seal or Stamp)

My Commission Expires:



[Signature Page to Deed - Borden Dairy - Sale - Corner of N. Donelson St. & W. Chase St.,
Pensacola, FL - #15]

successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor but not otherwise.

[remainder of page intentionally left blank; signature on following page]

This instrument was prepared by:

Mark S. Kingsley, Esq.
Arnold & Porter Kaye Scholer LLP
250 West 55th Street
New York, New York 10019-9710

And after recording return to:

First National Real Estate Services, LLC
300 Rector Place, 4I
New York, NY, 10280
www.FirstNationalRES.com

#1329

Tax Parcel ID No.: 000S009080090007

SPECIAL WARRANTY DEED
(Corner of N. Donelson St. & W. Chase St., Pensacola, Florida)

KNOW ALL MEN BY THESE PRESENTS:

THAT, Borden Dairy Company of Alabama, LLC, a Delaware limited liability company (f/k/a Dairy Fresh of Alabama, LLC, successor-by-conversion to Dairy Fresh Corporation) ("**Grantor**"), whose mailing address is 8750 N. Central Expressway, Suite 400, Dallas, Texas 75231, for good and valuable consideration in hand paid to the undersigned by New Dairy Alabama, LLC, a Delaware limited liability company ("**Grantee**") whose mailing address is 250 Fillmore Street, Suite 525, Denver, Colorado 80206, the receipt and sufficiency of such consideration being hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL, CONVEY and CONFIRM unto Grantee that certain real property being more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements and fixtures situated thereon (collectively, the "**Property**"); SUBJECT TO all real estate taxes not yet delinquent; covenants, conditions, restrictions, easements, rights of way and other matters of record; applicable laws, ordinances, statutes, orders, requirements and regulations to which the Property is subject; and all matters disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns, in fee simple forever, and Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; and that Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its

PROPERTY INFORMATION REPORT

July 16, 2021

Tax Account #: 15-2323-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 8 TO 10 AND S 30 FT OF LT 11 BLK 7 MAXENT TRACT CA 96

SECTION 00, TOWNSHIP 0 S, RANGE 00 W

TAX ACCOUNT NUMBER 15-2323-000 (1021-36)

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: OCT 4, 2021

TAX ACCOUNT #: 15-2323-000

CERTIFICATE #: 2018-8829

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.

NEW DAIRY ALABAMA LLC
250 FILLMORE ST. SUITE 525
DENVER, COLORADO 80206

BORDEN DAIRY COMPANY OF ALABAMA
LLC SUCCESSOR BY MERGER TO DAIRY
FRESH CORPORATION SUCCESSOR BY
MERGER TO POLAR ICE CREAM AND
CREAMERY COMPANY
AND NEW DAIRY ALABAMA LLC
8750 N CENTRAL EXPY STE #400
DALLAS, TX 75231

POLAR ICE CREAM AND
CREAMERY CO.
9400 N CENTRAL EXPY
BBSC-AP-DOTHAN-SUITE 800
DALLAS, TX 75231

Certified and delivered to Escambia County Tax Collector, this 16th day of July, 2021.

PERDIDO TITLE & ABSTRACT, INC.



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

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

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

July 16, 2021

Tax Account #: 15-2323-000

1. The Grantee(s) of the last deed(s) of record is/are: **NEW DAIRY ALABAMA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By Virtue of Special Warranty Deed recorded 7/23/2020 – OR 8336/1361

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. **Lien in favor of City of Pensacola recorded 11/30/2015 – OR 7442/399**

4. Taxes:

Taxes for the year(s) 2017 are delinquent.

Tax Account #: 15-2323-000

Assessed Value: \$81,550

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

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

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



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 15-2323-000 CERTIFICATE #: 2018-8829

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: July 14, 2001 to and including July 14, 2021 Abstractor: Vicki Campbell

BY

A handwritten signature in black ink, appearing to read "Michael A. Campbell", is written over a horizontal line.

Michael A. Campbell,
As President

Dated: July 16, 2021