

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100304

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
05-0589-000	2019/1972	06-01-2019	LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
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>03/07/2022</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

0322-03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021
Property description	JACKSON WILLIE MAE 1049 VERBENA WAY AUBURN, GA 30011 108 ALTAMONT RD 05-0589-000 LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30	Certificate #	2019 / 1972
		Date certificate issued	06/01/2019

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)
# 2019/1972	06/01/2019	998.98	49.95	1,048.93
→ Part 2: Total*				1,048.93

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)
# 2020/2136	06/01/2020	1,039.00	6.25	51.95	1,097.20
Part 3: Total*					1,097.20

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)	2,146.13
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)	2,521.13

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: Candice Lewis
Signature, Tax Collector or Designee

Escambia, Florida
Date April 27th, 2021

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

Address:108 ALTAMONT RD, Year Built: 1956, Effective Year: 1956, PA Building ID#: 71737

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-SIDING-SHT.AVG.

FLOOR COVER-ASPHALT TILE

FOUNDATION-SLAB ON GRADE

HEAT/AIR-WALL/FLOOR FURN

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

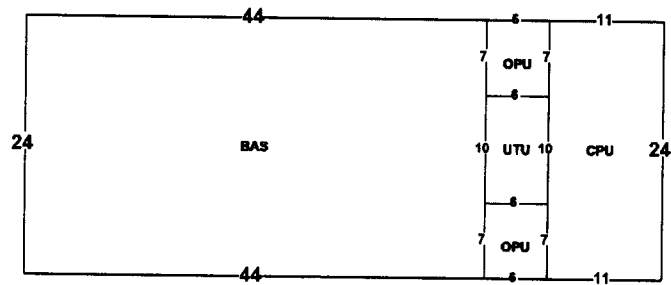
 Areas - 1464 Total SF

BASE AREA - 1056

CARPORT UNF - 264

OPEN PORCH UNF - 84

UTILITY UNF - 60



Images



8/19/11

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:04/29/2021 (tc.2138)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)

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 ☐ Reference
 [➔](#)

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General Information		Assessments				
Reference:	042S302051006004	Year	Land	Imprv	Total	Cap Val
Account:	050589000	2020	\$10,000	\$43,186	\$53,186	\$53,186
Owners:	JACKSON WILLIE MAE	2019	\$10,000	\$40,197	\$50,197	\$50,197
Mail:	1049 VERBENA WAY AUBURN, GA 30011	2018	\$10,000	\$37,321	\$47,321	\$47,321
Situs:	108 ALTAMONT RD 32503	Disclaimer				
Use Code:	SINGLE FAMILY RESID	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	
05/30/2013	7027	329	\$100	CJ		Legal Description LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30	
01/28/2013	6966	1204	\$100	OT			
01/1980	1405	43	\$100	WD			
12/1979	1400	242	\$25,500	SC			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features METAL BUILDING	

Parcel Information		Launch Interactive Map	
Section			
Map Id:	05-25-30-1		
Approx. Acreage:	0.2603		
Zoned:	R-1AA		
Evacuation & Flood Information	Open Report	View Florida Department of Environmental Protection(DEP) Data	
		Buildings	

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 01972**, issued the **1st day of June, A.D., 2019** 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:

LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 050589000 (0322-03)

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

WILLIE MAE JACKSON

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 March, which is the **7th day of March 2022**.

Dated this 17th day of May 2021.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 050589000 Certificate Number: 001972 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 03/07/2022	Redemption Date 08/25/2021 
Months	11	4
Tax Collector	\$2,521.13	\$2,521.13
Tax Collector Interest	\$415.99	\$151.27
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$2,943.37	\$2,678.65 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	\$77.06	\$28.02
Total Clerk	\$544.06	\$495.02 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	\$0.00	\$0.00
Total Redemption Amount	\$3,564.43	\$3,190.67
	Repayment Overpayment Refund Amount	\$373.76
Book/Page	8532	894

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 # 2019 TD 001972

Redeemed Date 08/25/2021

Name ROSE RUDOLPH 1049 VERBENA WAY AUBURN GA 30011

Clerk's Total = TAXDEED	\$544.06	2853.67
Due Tax Collector = TAXDEED	\$2,943.37	
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
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 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: 050589000 Certificate Number: 001972 of 2019**

Payor: ROSE RUDOLPH 1049 VERBENA WAY AUBURN GA 30011 Date 08/25/2021

Clerk's Check #	6699001065	Clerk's Total	\$544.06
Tax Collector Check #	1	Tax Collector's Total	\$2,943.37
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$3,564.43

\$2870.67

**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 8532, Page 894, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01972, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 050589000 (0322-03)

DESCRIPTION OF PROPERTY:

LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: WILLIE MAE JACKSON

Dated this 25th day of August 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 9/30/2021 11:56 AM OR Book 8628 Page 1267,
Instrument #2021107378, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$0.70

This Instrument Prepared By:
Rose Martine Rudolph
1049 Verbena Way, Auburn, GA 30011

RSpace Above For Recording Data

QUIT CLAIM DEED

This Quit Claim Deed, Executed The 30th Day Of September, 2021
By Willie Mae Jackson, a single woman Whose Post Office Address Is 1049 Verbena Way, Auburn, GA 30011 First Party,
TO James Edward Rudolph, a married man Whose Post Office Address Is 1049 Verbena Way, Auburn, GA 30011 Second
Party. (Wherever Used Herein The Terms, First Party And, Second Party, Include All Parties To This Instrument And The Heirs, Legal Representatives, And The Successors And Assigns
Of Corporations Wherever The Context So Admits Or Requires)

Witnesseth, That The First Party, For And In Consideration Of The Sum Of \$ 10.00 (Ten Dollar)
In Hand Paid By The Said Second Party, The Receipt Whereof Is Hereby Acknowledged, Does Hereby Remise, Release, And
Quit Claim Unto The Second Party Forever, All The Right, Title, Interest, Claim And Demand Which The Said First Party Has In
And To The Following Described Lot, Piece Or Parcel Of Land, Situated, Lying And Being In The County Of Escambia, State Of
Florida, To Wit:

PARCEL ID# 042S302051006004

KNOWN AS: 108 Altamont Rd., Pensacola, FL 32503

LOT 6, BLOCK 4, THIRD ADDITION TO HIGHLAND TERRACE, A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 2 SOUTH, RANGE 30
WEST, IN ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 3, AT PAGE 91 OF THE PUBLIC
RECORDS OF SAID COUNTY. OR 7027 P 329

SUBJECT TO all rights, reservations, agreements and easements of record if any.

To Have And To Hold The Same Together With All And Singular The Appurtenances Thereunto Belonging Or In Anywise Appertaining, And
All The Estate, Right, Title, Interest, Lien, Equity And Claim Whatsoever Of The Said First Party, Either In Law Or Equity To The Only Proper Use,
Benefit And Behoof Of The Said Second Party Forever.

Signed, Sealed And Delivered In The Presence Of:

Joanne Young
Witness Signature (To Grantor)
Printed Name Joanne Young

Rose Martine Rudolph PoA
Willie Mae Jackson
Grantor Signature Rose Martine Rudolph
By Power of Attorney for Willie Mae Jackson

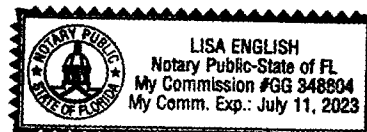
Lisa English
Witness Signature (To Grantor)
Printed Name Lisa English

STATE OF FLORIDA)
COUNTY OF ESCAMBIA)

The Foregoing instrument Was Acknowledged Before Me This September 30, 2021

By Rose Martine Rudolph by Power of Attorney for Willie Mae Jackson, Who Is Personally Known To Me Or Who Has Produced A
Georgia Drivers Licenses # 053553803 and an un-recorded POA As Identification.

Lisa English
Notary Signature



PROPERTY INFORMATION REPORT

December 23, 2021

Tax Account #:05-0589-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 6 BLK 4 3RD ADDN HIGHLAND TERRACE PB 3 P 91 OR 7027 P 329 SEC 4/5 T 2S R 30

SECTION 04, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 05-0589-000(0322-03)

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: MAR 7, 2022

TAX ACCOUNT #: 05-0589-000

CERTIFICATE #: 2019-1972

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	
☒	☐	Notify City of Pensacola, P.O. Box 12910, 32521
☐	☒	Notify Escambia County, 190 Governmental Center, 32502
☐	☒	Homestead for <u>2020</u> tax year.

JAMES EDWARD RUDOLPH
WILLIE MAE JACKSON AKA
WILLIE MAE RUDOLPH JACKSON
108 ALTAMONT RD
PENSACOLA, FL 32503

JAMES EDWARD RUDOLPH
WILLIE MAE JACKSON AKA
WILLIE MAE RUDOLPH JACKSON
1049 VERBENA WAY
AUBURN, GA 30011

Certified and delivered to Escambia County Tax Collector, this 22nd day of December, 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

December 23, 2021

Tax Account #: **05-0589-000**

1. The Grantee(s) of the last deed(s) of record is/are: **JAMES EDWARD RUDOLPH**

By Virtue of Quit Claim Deed recorded 9/30/2021 in OR 8628/1267

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:

NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 05-0589-000

Assessed Value: \$53,186.00

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 #: 05-0589-000 CERTIFICATE #: 2019-1972

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: December 17, 2001 to and including December 17, 2021 Abstractor: Cody Campbell

BY

Michael A. Campbell,
As President
Dated: December 23, 2021