

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100185

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
07-1950-000	2019/3505	06-01-2019	LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186

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

04-12-2021
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>01/03/2022</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

0122-52

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	Apr 12, 2021
Property description	GINN KRESANT M 236 HUNTERS RUN DR BENTON, AR 72015 4905 STATE ST 07-1950-000 LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186	Certificate #	2019 / 3505
		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)
# 2019/3505	06/01/2019	860.06	43.00	903.06
→ Part 2: Total*				903.06

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)
# 2020/3816	06/01/2020	889.45	6.25	44.47	940.17
Part 3: Total*					940.17

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)	1,843.23
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	811.57
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)	3,029.80

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 Escambia, Florida
Signature, Tax Collector or Designee Date April 26th, 2021

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



Chris Jones

Escambia County Property Appraiser

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

◀ Nav. Mode ☒ Account ☐ Reference ▶

[Printer Friendly Version](#)

General Information Reference: 342S301152002013 Account: 071950000 Owners: GINN KRESANT M Mail: 236 HUNTERS RUN DR BENTON, AR 72015 Situs: 4905 STATE ST 32506 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		Assessments <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>2020</td> <td>\$7,000</td> <td>\$41,650</td> <td>\$48,650</td> <td>\$48,650</td> </tr> <tr> <td>2019</td> <td>\$7,000</td> <td>\$40,897</td> <td>\$47,897</td> <td>\$47,897</td> </tr> <tr> <td>2018</td> <td>\$7,000</td> <td>\$38,021</td> <td>\$45,021</td> <td>\$45,021</td> </tr> </tbody> </table> Disclaimer Market Value Breakdown Letter Tax Estimator File for New Homestead Exemption Online Report Storm Damage		Year	Land	Imprv	Total	Cap Val	2020	\$7,000	\$41,650	\$48,650	\$48,650	2019	\$7,000	\$40,897	\$47,897	\$47,897	2018	\$7,000	\$38,021	\$45,021	\$45,021										
Year	Land	Imprv	Total	Cap Val																													
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Sales Data <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>02/13/2012</td> <td>6824</td> <td>197</td> <td>\$8,500</td> <td>WD</td> <td></td> </tr> <tr> <td>05/2000</td> <td>4559</td> <td>1950</td> <td>\$37,300</td> <td>WD</td> <td></td> </tr> <tr> <td>01/2000</td> <td>4515</td> <td>1386</td> <td>\$100</td> <td>CT</td> <td></td> </tr> <tr> <td>03/1994</td> <td>3547</td> <td>853</td> <td>\$38,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	02/13/2012	6824	197	\$8,500	WD		05/2000	4559	1950	\$37,300	WD		01/2000	4515	1386	\$100	CT		03/1994	3547	853	\$38,500	WD		2020 Certified Roll Exemptions None Legal Description LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186 Extra Features METAL SHED OPEN PORCH	
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Parcel Information Section Map Id: CA186 Approx. Acreage: 0.2400 Zoned: MDR Evacuation & Flood Information Open Report	Launch Interactive Map
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[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 4905 STATE ST, Year Built: 1953, Effective Year: 1953, PA Building ID#: 83577

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-ALUMINUM SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-3

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

 Areas - 1559 Total SF

BASE AREA - 788

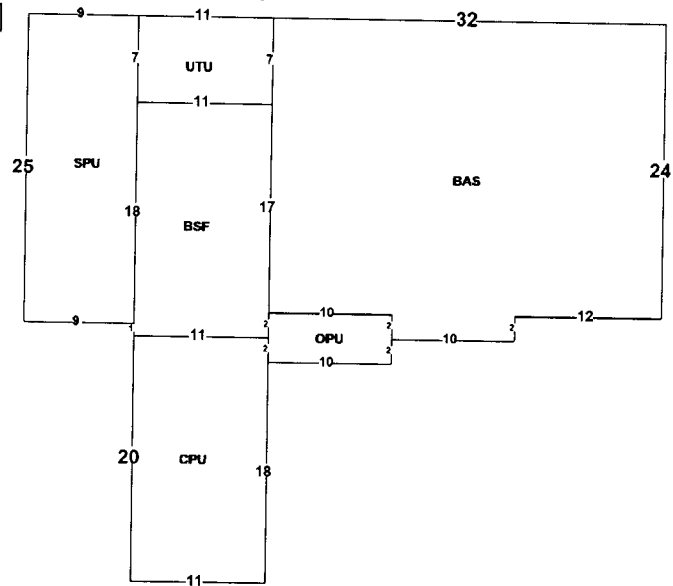
BASE SEMI FIN - 209

CARPORT UNF - 220

OPEN PORCH UNF - 40

SCRN PORCH UNF - 225

UTILITY UNF - 77



Images



8/17/20

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: 04/28/2021 (tc.3475)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 03505**, 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 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 071950000 (0122-52)

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

KRESANT M GINN

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 **3rd day of January 2022**.

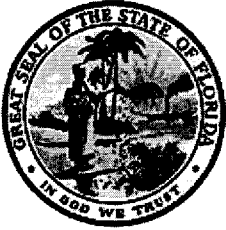
Dated this 13th day of May 2021.

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: 071950000 Certificate Number: 003505 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 01/03/2022	Redemption Date 10/25/2021
Months	9	6
Tax Collector	\$3,029.80	\$3,029.80
Tax Collector Interest	\$409.02	\$272.68
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$3,445.07	\$3,308.73 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	\$63.05	\$42.03
Total Clerk	\$530.05	\$509.03 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	\$4,052.12	\$3,834.76
	Repayment Overpayment Refund Amount	\$217.36
Book/Page	8530	1224

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 003505

Redeemed Date 10/25/2021

Name KRESANT GINN 3402 AMBERWOOD WAY ALMA AR 72921

Clerk's Total = TAXDEED	\$530.05	3497.76
Due Tax Collector = TAXDEED	\$3,445.07	
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
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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

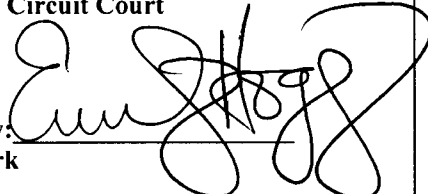
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 071950000 Certificate Number: 003505 of 2019**

Payor: KRESANT GINN 3402 AMBERWOOD WAY ALMA AR 72921 Date 10/25/2021

Clerk's Check #	4010006016	Clerk's Total	\$530.05 3497.76
Tax Collector Check #	1	Tax Collector's Total	\$3,445.07
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,052.12

\$3514.76

**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 8530, Page 1224, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03505, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 071950000 (0122-52)

DESCRIPTION OF PROPERTY:

LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: KRESANT M GINN

Dated this 25th day of October 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 02/28/2012 at 08:42 AM OR Book 6824 Page 197,
Instrument #2012014619, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$59.50

This Instrument Prepared by:
Thomas C. Staples
Staples, Ellis + Associates, P.A.
41 N. Jefferson St., Suite 400
Pensacola, FL 32502
Return to:
Name
Address

Property Appraiser's Parcel ID Number:

\$ 10.00 ALL
59.00 DEC
\$ 69.00

WARRANTY DEED

This Indenture, executed this 13 day of FEB, 2012,
between John Kennedy, a divorced man, grantor*, to Kresant M. Ginn f/k/a Kresant M.
Kennedy, a divorced woman, grantee, 236 Hunter's Run Drive, Benton, AR 72015.*

WITNESSETH, that said grantor, for and consideration of the sum of TEN (\$10.00)
Dollars, and other good and valuable considerations to said grantor in hand paid by said
grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the
said grantee, and grantee's heirs and assigns forever, the following described land, situated,
lying and being in Escambia County, Florida, to-wit:

**LOT 2, BLOCK 13, 2ND ADDITION TO PEN HAVEN, A SUBDIVISION OF A PORTION OF SECTION
34, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN
PLAT BOOK 3, PAGE 25 OF THE PUBLIC RECORDS OF SAID COUNTY.**

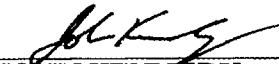
The Subject property is not homestead property

and said grantor does hereby fully warrant the title to said land, and will defend the same
against lawful claims of all persons whomsoever.

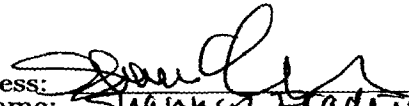
"Grantor" and "grantee" are used for singular or plural, as context requires.

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE
EXAMINATION OR TITLE INSURANCE FROM A LEGAL DESCRIPTION
PROVIDED BY THE GRANTOR.**

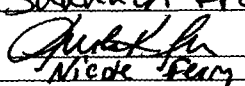
In Witness Whereof, grantor has hereto set grantor's hand and seal the day and year
first above written.



JOHN KENNEDY

First Witness: 

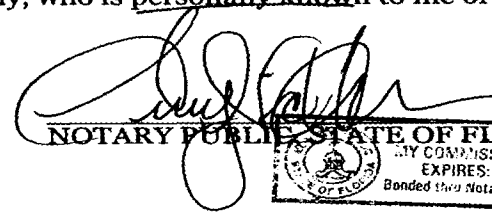
Printed Name: Shannon Pradepas

Second Witness: 

Printed Name: Nicole Baum

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of
February, 2012, by John Kennedy, who is personally known to me or has produced
as identification.



NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION # 00 768541
EXPIRES: April 04, 2012
Bonded thru Notary Public Underwriters

 **AMY NICOLE HOBBS**
MY COMMISSION # 00 768541
EXPIRES: April 04, 2012
Bonded thru Notary Public Underwriters

PROPERTY INFORMATION REPORT

October 22, 2021

Tax Account #:07-1950-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 2 BLK 13 2ND ADDN TO PEN HAVEN PB 3 P 25 OR 6824 P 197 CA 186

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-1950-000(0122-52)

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 3, 2022
TAX ACCOUNT #: 07-1950-000
CERTIFICATE #: 2019-3505

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.

KRESANT M GINN F/K/A
KRESANT M KENNEDY
4905 STATE ST
PENSACOLA, FL 32506

KRESANT M GINN F/K/A
KRESANT M KENNEDY
236 HUNTERS RUN DR
BENTON, AR 72015

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

October 22, 2021

Tax Account #: **07-1950-000**

1. The Grantee(s) of the last deed(s) of record is/are: **KRESANT M GINN F/K/A KRESANT M KENNEDY**

By Virtue of Warranty Deed recorded 2/28/2012 in OR 6824/197

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. NONE

4. Taxes:

Taxes for the year(s) 2018-2020 are delinquent.

Tax Account #: 07-1950-000

Assessed Value: \$48,650

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 #: 07-1950-000 CERTIFICATE #: 2019-3505

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 10/15/2001 to and including 10/15/2021 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: October 22, 2021