

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100134

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

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
09-4727-500	2019/4972	06-01-2019	BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT TO BEG BEYREUTH S/D PLAT DB 74 P 100 SEC 33/4 T 2/3S R 31 ALSO BEG AT INTER OF N R/W LI OF GULF BEACH HWY (SR 292) & E R/W LI OF DOG TRACT RD (SR 297) NLY ALG E R/W LI OF DOG TRACT RD 340 FT FOR POB CONT ALG LAST COURSE RUN NLY ALG SD E R/W LI 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC ELY 358 88/100 FT DEFLECT RT 95 DEG 39 MIN 50 SEC SLY 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC WLY 358 88/100 FT TO POB OR 7934 P 1210 SEC 4/5 T2/3S R 31W

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
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-07-2021
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>12/06/2021</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT TO BEG BEYREUTH S/D PLAT DB 74 P 100 SEC 33/4 T 2/3S R 31 ALSO BEG AT INTER OF N R/W LI OF GULF BEACH HWY (SR 292) & E R/W LI OF DOG TRACT RD (SR 297) NLY ALG E R/W LI OF DOG TRACT RD 340 FT FOR POB CONT ALG LAST COURSE RUN NLY ALG SD E R/W LI 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC ELY 358 88/100 FT DEFLECT RT 95 DEG 39 MIN 50 SEC SLY 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC WLY 358 88/100 FT TO POB OR 7934 P 1210 SEC 4/5 T2/3S R 31W

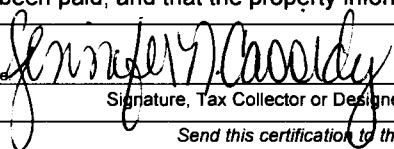


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

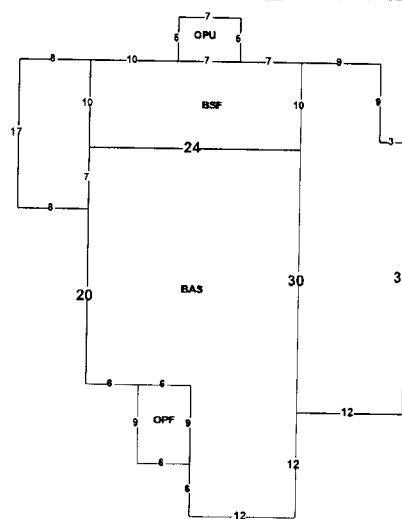
DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

1221-50

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 07, 2021		
Property description	MAGNOLIA MORTGAGE INCOME LLC 835 MARKET ST LEWISPORT, KY 42351 2598 DOG TRACK RD 09-4727-500 BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT TO BEG BEYREUTH S (Full legal attached.)	Certificate #	2019 / 4972		
		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)	
# 2019/4972	06/01/2019	586.35	29.32	615.67	
# 2020/5325	06/01/2020	577.89	28.89	606.78	
→Part 2: Total*				1,222.45	
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)				1,222.45	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				433.62	
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)				2,031.07	
I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.					
Sign here 			Escambia, Florida		
Signature, Tax Collector or Designee			Date April 22nd, 2021		

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

Buildings	
Address: 2598 DOG TRACK RD, Year Built: 1980, Effective Year: 1980, PA Building ID#: 128903	
Structural Elements	
DWELLING UNITS-1	
MH EXTERIOR WALL-VINYL/METAL	
MH FLOOR FINISH-CARPET	
MH FLOOR SYSTEM-TYPICAL	
MH HEAT/AIR-UNIT HEAT/FLOOR FURNACE	
MH INTERIOR FINISH-DRYWALL/PLASTER	
MH MILLWORK-TYPICAL	
MH ROOF COVER-METAL	
MH ROOF FRAMING-GABLE HIP	
MH STRUCTURAL FRAME-TYPICAL	
NO. PLUMBING FIXTURES-6	
NO. STORIES-1	
STORY HEIGHT-0	
Areas - 1986 Total SF	
BASE AREA - 1068	
BASE SEMI FIN - 829	
OPEN PORCH FIN - 54	
OPEN PORCH UNF - 35	



Images



2/1/19

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



Chris Jones
Escambia County Property Appraiser

ECPA Home

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Reference

[Printer Friendly Version](#)

General Information

Reference: 3325311000040045
Account: 094727500
Owners: MAGNOLIA MORTGAGE INCOME LLC
Mail: 835 MARKET ST
LEWISPORT, KY 42351
Situs: 2598 DOG TRACK RD 32507
Use Code: MOBILE HOME
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
Tax Inquiry link courtesy of Scott Lunsford
Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2020	\$20,700	\$1,008	\$21,708	\$21,708
2019	\$26,220	\$1,008	\$27,228	\$27,228
2018	\$26,220	\$1,008	\$27,228	\$27,228

[Disclaimer](#)

[Market Value Breakdown Letter](#)

[Tax Estimator](#)

[File for New Homestead Exemption Online](#)

[Report Storm Damage](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
07/03/2018	7934	1210	\$442,700	QC	
12/2005	5813	1208	\$540,000	WD	
03/2003	5081	981	\$70,000	WD	
06/1999	4431	1411	\$100	WD	
12/1998	4354	910	\$100	WD	

Official Records Inquiry courtesy of Pam Childers
Escambia County Clerk of the Circuit Court and
Comptroller

2020 Certified Roll Exemptions

None

Legal Description

BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE
N 40 FT E 384 FT S 40 FT W 384 FT TO BEG BEYREUTH
S/D PLAT DB 74 P...

Extra Features

FRAME BUILDING

**Parcel
Information**

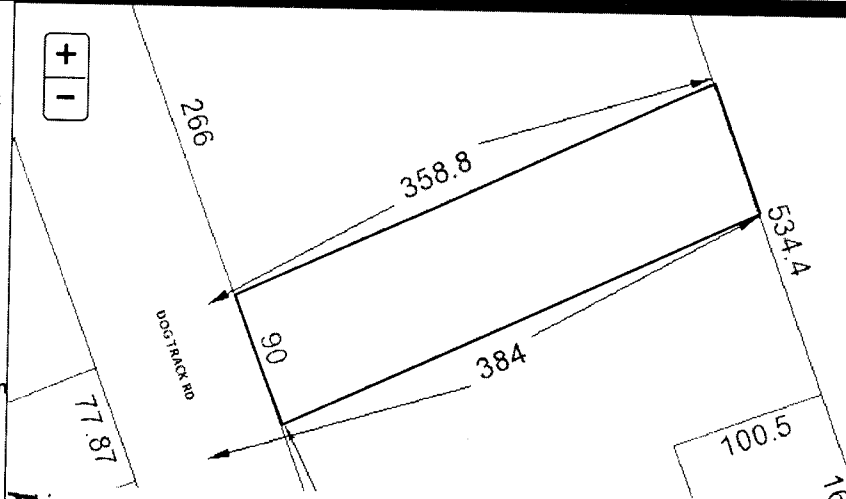
[Launch Interactive Map](#)

Section
Map Id:
33-25-31-4

Approx.
Acreage:
0.6948

Zoned:
HC/LI

Evacuation
& Flood
Information
[Open
Report](#)



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

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ATCF II FLORIDA-A LLC** holder of **Tax Certificate No. 04972**, 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:

BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT TO BEG BEYREUTH S/D PLAT DB 74 P 100 SEC 33/4 T 2/3S R 31 ALSO BEG AT INTER OF N R/W LI OF GULF BEACH HWY (SR 292) & E R/W LI OF DOG TRACT RD (SR 297) NLY ALG E R/W LI OF DOG TRACT RD 340 FT FOR POB CONT ALG LAST COURSE RUN NLY ALG SD E R/W LI 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC ELY 358 88/100 FT DEFLECT RT 95 DEG 39 MIN 50 SEC SLY 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC WLY 358 88/100 FT TO POB OR 7934 P 1210 SEC 4/5 T2/3S R 31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094727500 (1221-50)

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

MAGNOLIA MORTGAGE INCOME LLC

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 December, which is the **6th day of December 2021**.

Dated this 12th 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: 094727500 Certificate Number: 004972 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 12/06/2021	Redemption Date 07/07/2021
Months	8	3
Tax Collector	\$2,031.07	\$2,031.07
Tax Collector Interest	\$243.73	\$91.40
Tax Collector Fee	\$12.50	\$12.50
Total Tax Collector	\$2,287.30	\$2,134.97 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	\$56.04	\$21.02
Total Clerk	\$523.04	\$488.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$0.00	\$0.00
Total Redemption Amount	\$2,887.34	\$2,639.99
	Repayment Overpayment Refund Amount	\$247.35
Book/Page	8529	1124

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 004972

Redeemed Date 07/07/2021

Name KNIGHT BARRY TITLE SOLUTIONS INC 1015 NORTH 12TH AVE PENSACOLA FL 32501

Clerk's Total = TAXDEED	\$523.04	2302.99
Due Tax Collector = TAXDEED	\$2,287.30	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

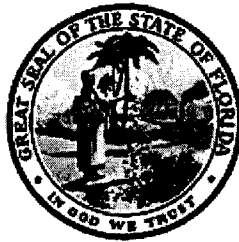
• For Office Use Only

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

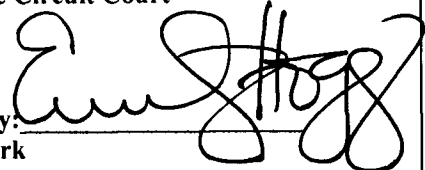
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 094727500 Certificate Number: 004972 of 2019**

**Payor: KNIGHT BARRY TITLE SOLUTIONS INC 1015 NORTH 12TH AVE PENSACOLA FL 32501
Date 07/07/2021**

Clerk's Check #	1000538290	Clerk's Total	\$523.04
Tax Collector Check #	1	Tax Collector's Total	\$2,287.30
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$2,887.34

\$ 2,319.99

**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 8529, Page 1124, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04972, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 094727500 (1221-50)

DESCRIPTION OF PROPERTY:

BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT
TO BEG BEYREUTH S/D PLAT DB 74 P 100 SEC 33/4 T 2/3S R 31 ALSO BEG AT INTER OF N
R/W LI OF GULF BEACH HWY (SR 292) & E R/W LI OF DOG TRACT RD (SR 297) NLY ALG E
R/W LI OF DOG TRACT RD 340 FT FOR POB CONT ALG LAST COURSE RUN NLY ALG SD E
R/W LI 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC ELY 358 88/100 FT DEFLECT RT 95 DEG 39
MIN 50 SEC SLY 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC WLY 358 88/100 FT TO POB OR
7934 P 1210 SEC 4/5 T2/3S R 31W

SECTION 33, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: MAGNOLIA MORTGAGE INCOME LLC

Dated this 7th day of July 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

BK: 8570 PG: 27

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may

BK: 8570 PG: 28

require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

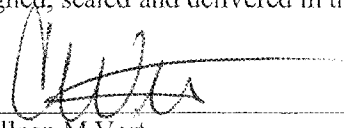
24. Attorneys' Fees. As used in this Security Instrument and the Note, attorneys' fees shall include those awarded by an appellate court and any attorneys' fees incurred in a bankruptcy proceeding.

25. Jury Trial Waiver. The Borrower hereby waives any right to a trial by jury in any action, proceeding, claim, or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Security Instrument or the Note.

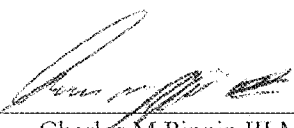
BK: 8570 PG: 29

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:



Colleen M Vert

 (Seal)

Charles M Pippin III Manger - Borrower
PIPPIN PROPERTIES, LLC



Kathleen Byrd

(Seal)
- Borrower

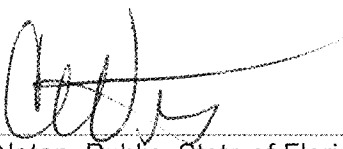
[Space Below This Line for Acknowledgment] _____

STATE OF Florida

COUNTY OF Escambia

The foregoing instrument was acknowledged before me, by means of [x] physical presence or [] online notarization, this 7th day of July 2021, by Charles M Pippin III Manager Pippin Properties LLC, a Florida limited liability company, who has provided a driver's license as identification, and who did take an oath.

Notary Stamp or Seal:



Notary Public, State of Florida

COLLEEN MARY VERT
Notary Public - State of Florida
Commission # GG 285380
My Comm. Expires Dec. 18, 2022
Bonded Through National Notary Assn.

BK: 8570 PG: 30 Last Page**EXHIBIT A**

Begin at the Southwest corner of Lot 45, 300 feet for beginning, continue North 40 feet, East 384 feet, South 40 feet, West 384 feet to beginning, Beyreuth Subdivision, Plat Deed Book 74, Page 100, Sections 33/4 Township 2/3 South, Range 31 West, Official Records Book 2143, Page 674.

Also begin at intersection of North right of way line of Gulf Beach Highway (State Road 292) and the East right of way line of Dog Track Road (State Road 97), Northerly along East right of way line of Dog Track Road, 340 feet for Point of Beginning, continue along last course run Northerly along said East right of way line 50 feet, deflect right 84 degrees 20 minutes 10 seconds Easterly 358 88/ 100 feet, deflect right 95 degrees 39 minutes 50 seconds Southerly 50 feet, deflect right 84 degrees 20 minutes 10 seconds Westerly 358 88/100 feet to the Point of Beginning. Lying and being in Sections 4/5 Township 3 South, Range 31 West, Escambia County, Florida.

And

A Parcel of land in Sections 4 and 5, Township 3 South, Range 31 West, Escambia County, Florida, described as follows: Commencing at the intersection of the centerline of Dog Track Road (State Road 297 a 100 feet right of way) and the North right of way line of Gulf Beach Highway (State Road 292, a 66 feet right of way); thence Northeasterly along said North line of Gulf Beach Highway a distance of 50.25 feet to its intersection with the Easterly line of Dog Track Road and the Point of Beginning of the description; thence continue Northeasterly along the North right of way line of Gulf Beach Highway a distance of 333.75 feet, thence with an interior angle of 95 degrees 45 minutes run Northwesterly a distance of 300.00 feet; thence with an interior angle of 84 degrees 15 minutes, run Southwesterly a distance of 333.75 feet to the Easterly line of Dog Track Road, thence Southeasterly along the East line of Dog Track Road a distance of 300.00 feet to the Point of Beginning.

Less any portions of the above described properties lying within the right of way of Dog Track Road and Gulf Beach Highway.

For informational purposes only:

Property Address: 9150 Gulf Beach Hwy and 2598 Dog Track Rd, Pensacola, FL 32507

Tax Key Number: 33-2S--31-1000-031-045, 33-2S-31-1000-033-045 and 33-2S-31-1000-040-045

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any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph.

The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

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delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to

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12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"):

- (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument;
- (b) is not personally obligated to pay the sums secured by this Security Instrument; and
- (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually

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Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

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coverage ceased to be in effect. Lender will accept, use and retain these payments as a non-refundable loss reserve in lieu of Mortgage Insurance. Such loss reserve shall be non-refundable, notwithstanding the fact that the Loan is ultimately paid in full, and Lender shall not be required to pay Borrower any interest or earnings on such loss reserve. Lender can no longer require loss reserve payments if Mortgage Insurance coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has – if any – with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such

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Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

8. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan, Borrower shall pay the premiums required to maintain the Mortgage Insurance in effect. If, for any reason, the Mortgage Insurance coverage required by Lender ceases to be available from the mortgage insurer that previously provided such insurance and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to obtain coverage substantially equivalent to the Mortgage Insurance previously in effect, at a cost substantially equivalent to the cost to Borrower of the Mortgage Insurance previously in effect, from an alternate mortgage insurer selected by Lender. If substantially equivalent Mortgage Insurance coverage is not available, Borrower shall continue to pay to Lender the amount of the separately designated payments that were due when the insurance

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In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

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manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

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for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a

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Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds

BK: 8570 PG: 16

SEE ATTACHED EXHIBIT "A"

which currently has the address of 9150 Gulf Beach Hwy and 2598 Dog Track Rd
[Street]
Pensacola Florida 32507 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

BK: 8570 PG: 15

(H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Escrow Items" means those items that are described in Section 3.

(L) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(M) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(N) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(O) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby

mortgage, grant and convey to Lender, the following described property located in the County of Escambia, State of Florida

**Recorded in Public Records 7/7/2021 4:50 PM OR Book 8570 Page 14,
Instrument #2021074955, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$146.00 MTG Stamps \$1,165.50 Int. Tax \$666.00**

After Recording Return To:
Knight Barry Title Solutions Inc
1015 N 12th Ave
Pensacola, FL 32501
File#2050885

RECORD AND RETURN TO:
Knight Barry Title Solutions, Inc.
1015 N 12th Avenue
Pensacola, FL 32501

[Space Above This Line for Recording Data]

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) **“Security Instrument”** means this document, which is dated JULY 7TH, 2021, together with all Riders to this document.

(B) **“Borrower”** is PIPPIN PROPERTIES, LLC A FLORIDA LIMITED LIABILITY COMPANY. Borrower is the mortgagor under this Security Instrument.

(C) **“Lender”** is MAGNOLIA MORTGAGE INCOME L.L.C, A FLORIDA LIMITED LIABILITY COMPANY. Lender’s address is 835 MARKET STREET LEWISPORT, KY 42351. Lender is the mortgagee under this Security Instrument.

(D) **“Note”** means the promissory note signed by Borrower and dated JULY 7TH, 2021. The Note states that Borrower owes Lender Three Hundred Thirty-three Thousand and 00/100 Dollars (U.S. \$333,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 1, 2051.

(E) **“Property”** means the property that is described below under the heading “Transfer of Rights in the Property.”

(F) **“Loan”** means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(G) **“Riders”** means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| ☐ Adjustable Rate Rider | ☐ Condominium Rider | ☐ Second Home Rider |
| ☐ Balloon Rider | ☐ Planned Unit Development Rider | ☐ Other(s) [specify] _____ |
| ☐ 1-4 Family Rider | ☐ Biweekly Payment Rider | |

BK: 8570 PG: 13 Last Page

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE
(Escambia County, Florida)**Knight | Barry**
TITLE GROUP

ATTENTION: Pursuant to Section 86-165 of the Escambia County Code of Ordinances, sellers of residential lots are required to disclose to buyers whether abutting roadway will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Section 86-166 of the Escambia County Code of Ordinances requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

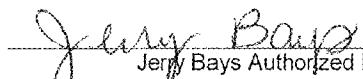
Name of Roadway: Gulf Beach Highway and Dog Track Road
9150 Gulf Beach Hwy and 2598 Dog Track Rd, Pensacola, FL
Legal Address of Property: 32507
The County ☒ has accepted ☐ has not accepted the abutting roadway for maintenance.

This information is believed to be correct and is being provided as it appears on the County's website at www.myescambia.com.

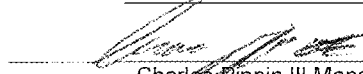
This form completed by: Knight Barry Title Solutions, Inc. on July 9, 2021



Jerome Merritt JR Authorized
Member Magnolia Mortgage Income,
Seller: LLC
Date: 07/07/2021



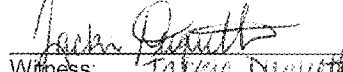
Jerry Bays Authorized Member
Seller: Magnolia Mortgage Income, LLC
Date: 07/07/2021



Charles Pippin III Manging Member
Buyer: PIPPIN PROPERTIES LLC
Date: 07/07/21



Witness: Colleen M Vert



Witness: Jackie Duquette



Witness: Colleen M Vert

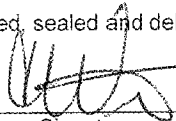


Witness: Jackie Duquette

BK: 8570 PG: 12

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

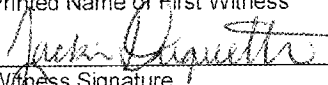
Signed, sealed and delivered in presence of:



Witness Signature

Colleen M Vert

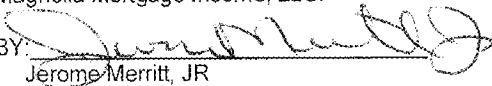
Printed Name of First Witness



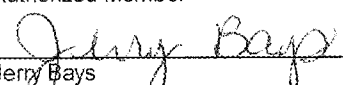
Witness Signature

Jackie Duquette
Printed Name of Second Witness

Magnolia Mortgage Income, LLC.

BY: 

Jerome Merritt, JR
Authorized Member

BY: 

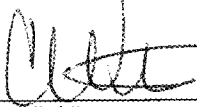
Jerry Bays
Authorized Member

Grantor Address:
835 Market Street
Lewisport, KY 42351

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was executed and acknowledged before me by means of X Physical Presence or Online Notarization this 7th day of July, 2021 by Jerome Merritt, JR and Jerry Bays as Authorized Members of Magnolia Mortgage Income, LLC.



Notary Public

Printed Name: Colleen Mary Vert

My Commission Expires: December 18, 2022

COLLEEN MARY VERT
Notary Public - State of Florida
Commission # GG 285380
My Comm. Expires Dec. 18, 2022
Bonded Through National Notary Assn.

BK: 8570 PG: 11

Less any portions of the above described properties lying within the right of way of Dog Track Road and Gulf Beach Highway.

The property herein conveyed does not constitute the homestead property of the Grantor

Subject to easements, restrictions, reservations and limitations of record, if any.

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 accruing subsequent to: 2021.

**Recorded in Public Records 7/7/2021 4:50 PM OR Book 8570 Page 10,
Instrument #2021074954, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$2,590.00**

Prepared By:

Knight Barry Title Solutions Inc.
1015 North 12th Avenue
Pensacola, FL 32501

Return To:

Knight Barry Title Solutions Inc.
1015 North 12th Avenue
Pensacola, FL 32501

Order No.: 2050885

Property Appraiser's Parcel I.D. (folio) Number:

33-2S-31-1000-031-045; 33-2S-31-1000-033-045; 33-2S-31-1000-040-045

WARRANTY DEED

THIS WARRANTY DEED dated July 7, 2021, by Magnolia Mortgage Income, LLC a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 835 Market Street, Lewisport, Kentucky 42351 (the "Grantor"), to PIPPIN PROPERTIES LLC a Florida limited liability company, whose post office address is 648 Anchors St NW, Unit 3B, Fort Walton Beach, Florida, 32548 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Three Hundred Seventy Thousand And No/100 Dollars (\$370,000.00) 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 situated in County of ESCAMBIA, State of Florida, viz:

Begin at the Southwest corner of Lot 45, 300 feet for beginning, continue North 40 feet, East 384 feet, South 40 feet, West 384 feet to beginning, Beyreuth Subdivision, Plat Deed Book 74, Page 100, Sections 33/4 Township 2/3 South, Range 31 West, Official Records Book 2143, Page 674.
Also begin at intersection of North right of way line of Gulf Beach Highway (State Road 292) and the East right of way line of Dog Track Road (State Road 97), Northerly along East right of way line of Dog Track Road, 340 feet for Point of Beginning, continue along last course run Northerly along said East right of way line 50 feet, deflect right 84 degrees 20 minutes 10 seconds Easterly 358 88/ 100 feet, deflect right 95 degrees 39 minutes 50 seconds Southerly 50 feet, deflect right 84 degrees 20 minutes 10 seconds Westerly 358 88/100 feet to the Point of Beginning. Lying and being in Sections 4/5 Township 3 South, Range 31 West, Escambia County, Florida.

And

A Parcel of land in Sections 4 and 5, Township 3 South, Range 31 West, Escambia County, Florida, described as follows: Commencing at the intersection of the centerline of Dog Track Road (State Road 297 a 100 feet right of way) and the North right of way line of Gulf Beach Highway (State Road 292, a 66 feet right of way); thence Northeasterly along said North line of Gulf Beach Highway a distance of 50.25 feet to its intersection with the Easterly line of Dog Track Road and the Point of Beginning of the description; thence continue Northeasterly along the North right of way line of Gulf Beach Highway a distance of 333.75 feet, thence with an interior angle of 95 degrees 45 minutes run Northwesterly a distance of 300.00 feet; thence with an interior angle of 84 degrees 15 minutes, run Southwesterly a distance of 333.75 feet to the Easterly line of Dog Track Road, thence Southeasterly along the East line of Dog Track Road a distance of 300.00 feet to the Point of Beginning.

BK: 7934 PG: 1212 Last Page

EXHIBIT "A"

Begin at the Southwest corner of Lot 45, 300 feet for beginning, continue North 40 feet, East 384 feet, South 40 feet, West 384 feet to beginning, Beyreuth Subdivision, Plat Deed Book 74, Page 100, Sections 33/4 Township 2/3 South, Range 31 West, Official Records Book 2143, Page 674. Also begin at intersection of North right of way line of Gulf Beach Highway (State Road 292) and the East right of way line of Dog Track Road (State Road 97), Northerly along East right of way line of Dog Track Road, 340 feet for Point of Beginning, continue along last course run Northerly along said East right of way line 50 feet, deflect right 84 degrees 20 minutes 10 seconds Easterly 358 88/ 100 feet, deflect right 95 degrees 39 minutes 50 seconds Southerly 50 feet, deflect right 84 degrees 20 minutes 10 seconds Westerly 358 88/100 feet to the Point of Beginning. Lying and being in Sections 4/5 Township 3 South, Range 31 West, Escambia County, Florida.

And

A Parcel of land in Sections 4 and 5, Township 3 South, Range 31 West, Escambia County, Florida, described as follows: Commencing at the intersection of the centerline of Dog Track Road (State Road 297 a 100 feet right of way) and the North right of way line of Gulf Beach Highway (State Road 292, a 66 feet right of way); thence Northeasterly along said North line of Gulf Beach Highway a distance of 50.25 feet to its intersection with the Easterly line of Dog Track Road and the Point of Beginning of the description; thence continue Northeasterly along the North right of way line of Gulf Beach Highway a distance of 333.75 feet, thence with an interior angle of 95 degrees 45 minutes run Northwesterly a distance of 300.00 feet; thence with an interior angle of 84 degrees 15 minutes, run Southwesterly a distance of 333.75 feet to the Easterly line of Dog Track Road, thence Southeasterly along the East line of Dog Track Road a distance of 300.00 feet to the Point of Beginning.

Less any portions of the above described properties lying within the right of way of Dog Track Road and Gulf Beach Highway.

RECEIVED
 TAYLOR & HARRIS
 1000 BAYVIEW BLVD
 PENSACOLA, FL 32507
 904-438-1000

BK: 7934 PG: 1211

Signed, sealed and witnessed in the presence of:

R & D STORAGE, LLC

Bianca Smith
Name: Bianca Smith

By: Rockie B. Netherland
Rockie B. Netherland, Member Manager

Robin G. Laird
Name: Robin G. Laird

STATE OF Mississippi
COUNTY OF Lincoln

The foregoing instrument was sworn to, subscribed and acknowledged before me this 3 day of July, 2018 by Rockie B. Netherland as Member Manager of R & D Storage, LLC, on behalf of the company, who is personally known to me or who produced as identification.



Robin G. Laird
Printed Name: Robin G. Laird
Notary Public
My Commission Expires: March 9, 2020

PREPARED BY:
Geoff Brodersen, Esquire
SHELL, FLEMING, DAVIS & MENGE
226 Palafox Place, 9th Floor
Pensacola, FL 32502
(850) 434-2411, Ext. 165
Fax: (850) 435-1074

Recorded in Public Records 7/18/2018 9:12 AM OR Book 7934 Page 1210,
Instrument #2018056197, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$3,098.90

STATE OF FLORIDA

COUNTY OF ESCAMBIA

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That **MAGNOLIAS, LLC**, a Florida limited liability company, whose post office address is 6161 Blue Angel Parkway, Pensacola, Florida 32526 ("Grantor"), for and in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does remise, release and quitclaim to **MAGNOLIA MORTGAGE INCOME, L.L.C.**, a Florida limited liability company whose post office address is 835 Market Street, Lewisport, KY 42351 ("Grantee"), and the successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

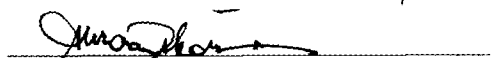
See Exhibit "A"

To have and to hold unto Grantee, and the successors and assigns of Grantee, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining. Conveyance effective as of July 3, 2018.

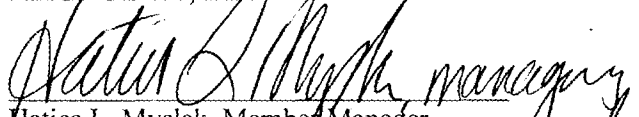
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and witnessed in the presence of:


Name: Suzanne D. Osborn


Name: AURORA OSBORN

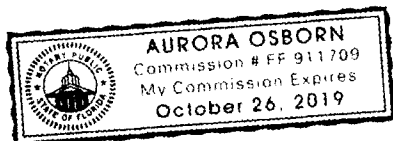
MAGNOLIAS, LLC

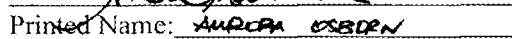

Hatice L. Myslak, Member Manager *member*

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 2nd day of July 2018, by HATICE L. MYSLAK, Member Manager of Magnolias, LLC, who is () personally known to me or (☒) who produced a valid driver's license as identification.




Printed Name: AURORA OSBORN
Notary Public
My Commission Expires: 10/26/2019

PROPERTY INFORMATION REPORT

September 15, 2021

Tax Account #:09-4727-500

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SW COR OF LT 45 N 300 FT FOR BEG CONTINUE N 40 FT E 384 FT S 40 FT W 384 FT TO
BEG BEYREUTH S/D PLAT DB 74 P 100 SEC 33/4 T 2/3S R 31 ALSO BEG AT INTER OF N R/W LI
OF GULF BEACH HWY (SR 292) & E R/W LI OF DOG TRACT RD (SR 297) NLY ALG E R/W LI OF
DOG TRACT RD 340 FT FOR POB CONT ALG LAST COURSE RUN NLY ALG SD E R/W LI 50 FT
DEFLECT RT 84 DEG 20 MIN 10 SEC ELY 358 88/100 FT DEFLECT RT 95 DEG 39 MIN 50 SEC
SLY 50 FT DEFLECT RT 84 DEG 20 MIN 10 SEC WLY 358 88/100 FT TO POB OR 7934 P 1210 SEC
4/5 T2/3S R 31W**

SECTION 33, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 09-4727-500(1221-50)

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: DEC 6, 2021

TAX ACCOUNT #: 09-4727-500

CERTIFICATE #: 2019-4972

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.

PIPPIN PROPERTIES LLC
648 ANCHORS ST. NW UNIT 3B
FORT WALTON BEACH, FL 32548

MAGNOLIA MORTGAGE INCOME, L.L.C.
835 MARKET ST.
LEWISPORT, KY 42351

PIPPIN PROPERTIES LLC
2598 DOG TRACK RD.
PENSACOLA, FL 32507

Certified and delivered to Escambia County Tax Collector, this 15th day of August, 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**

September 15, 2021

Tax Account #: **09-4727-500**

1. The Grantee(s) of the last deed(s) of record is/are: **PIPPIN PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY**

By Virtue of Warranty Deed recorded 7/7/2021 in OR 8570/10

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. **Mortgage in favor of Magnolia Mortgage Income, L.L.C. recorded 7/7/2021 – OR 8570/14**

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 09-4727-500

Assessed Value: \$21,708.00

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 #: 09-4727-500 CERTIFICATE #: 2019-4972

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: September 13, 2001 to and including September 13, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: September 15, 2021