512 R. 12/16

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

To: Tax Collector of <u>ESCAMBIA COUNTY</u>, Florida

PO BOX 54226

NEW ORLEANS, LA 70154-4226

Applicant's signature

Application Number: 2100276

04-16-2021 Application Date

| I, CITRUS CAPITAL HOLDING CITRUS CAPITAL HOLDING PO BOX 54226 NEW ORLEANS, LA 7015 hold the listed tax certificat | GS FBO SEC PTY 4-4226, | same to the Tax | Collector and make tax deed application thereor |
|---|---------------------------|---------------------|---|
| Account Number | Certificate No. | Date | Legal Description |
| 11-0895-100 | 2019/6038 | 06-01-2019 | E 218 65/100 FT OF W 437 3/10 FT OF LT 17 OF S/D OF SEC 23 PLAT DB 102 P 111 OR 6779 P 545 OR 7950 P 1013 LESS RD R/W |
| redeem all outstandpay all delinquer | | iterest covering th | · |
| Attached is the tax sale of which are in my possession | | ation is based and | all other certificates of the same legal description |
| Electronic signature on f CITRUS CAPITAL HOLI CITRUS CAPITAL HOLI | DINGS, LLC | | |

| Par | t 5: Clerk of Court Certified Amounts (Lines 8-14) | <u> </u> | |
|------|---|----------|--|
| | 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. | | | |
| 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) | | |
| | | <u></u> | |
| Sign | here: Date of sale <u>04/04/2</u> Signature, Clerk of Court or Designee | 2022 | |

INSTRUCTIONS 6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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

E 218 65/100 FT OF W 437 3/10 FT OF LT 17 OF S/D OF SEC 23 PLAT DB 102 P 111 OR 6779 P 545 OR 7950 P 1013 LESS RD R/W



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

0422-08

| Part 1: Tax Deed | Application infor | mation | | | 5, <u>-</u> 1,- | | |
|-------------------------------------|---|--|----------------------------------|--------------------------------|--------------------|---------------------------------------|--|
| Applicant Name Applicant Address | CITRUS CAPITAL I CITRUS CAPITAL I PO BOX 54226 NEW ORLEANS, L | OLDINGS | FBO SEC | PTY | Applicatio | n date | Apr 16, 2021 |
| Property description | SPINK JAMES E E SPINK JAMES E R | ST OF TRU | JSTEE FO | R | Certificate | # | 2019 / 6038 |
| | C/O MELODY A SF 6223 SCHWAB DR PENSACOLA, FL 650 E TEN MILE RI 11-0895-100 E 218 65/100 FT O OF SEC 23 PLAT D 7950 P (Full legal a | 32504 D F W 437 3/ DB 102 P 1 | | | Date cert | ficate issued | 06/01/2019 |
| Part 2: Certificat | es Owned by App | licant an | d Filed w | ith Tax Deed | Applicati | on | |
| Column 1 Certificate Number | Colum er Date of Certifi | | | olumn 3 ount of Certificate | _ | olumn 4 nterest | Column 5: Total (Column 3 + Column 4) |
| # 2019/6038 | 06/01/2 | 019 | | 702.17 | | 35.11 | 737.28 |
| | | | | | + | Part 2: Total* | 737.28 |
| Part 3: Other Ce | rtificates Redeem | ed by Ap | plicant (C | Other than Co | unty) | | |
| Column 1 Certificate Number | Column 2 Date of Other Certificate Sale | Face A | umn 3 mount of Certificate | Column 4 Tax Collector's | Fee | Column 5 Interest | Total (Column 3 + Column 4 + Column 5) |
| #/ | | | | | | Part 3: Total* | 0.00 |
| Dart de Tarr Call | leater Cartified Am | ounts /I | ines 4 7) | | | 12110. 1044 | |
| | ector Certified Antificates in applicant's | | | er certificates rec | deemed by | applicant | 737.28 |
| 2. Delinguent tax | xes paid by the applic | ant | | | 101010110 | | 0.00 |
| | paid by the applicant | | | | | · · · · · · · · · · · · · · · · · · · | 0.00 |
| 4. Property infor | | | | | | | 200.00 |
| 5. Tax deed app | • | | | | | | 175.00 |
| | ed by tax collector un | der e 197 i | 542 FS (4 | see Tax Collecto | or Instruction | ons page 2) | 0.00 |
| | eu by tax collector ur | | J-72, F.J. (8 | JOS TAX CONSCIL | | Paid (Lines 1-6) | |
| | information is true an | | | | | | nd tax collector's fees |
| Sign here: Cand | ice deut | 5 | | - | <u>I</u> Date | scambia, Flori April 27th, | |
| Sign | nature, Tax Collector or De | signee | | | | | |

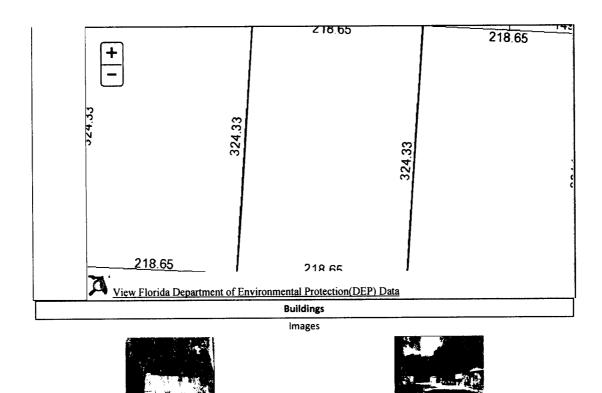
Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Real Estate Search

Tangible Property Search

Sale List

| Nav. Mod | de 🖲 Accou | int O Referenc | e 7 | | | | | |
|-------------------------------|-------------------------------------|--------------------------------|---------------------|---------|-----------------|-----------------|----------------|----------------------------|
| Seneral Infor | mation | | i | Assessn | nents | | | Cam Mad |
| Reference: | 231N30120 | 0007017 | | Year | Land | Imprv | Total | <u>Cap Val</u> \$87,303 |
| Account: | 110895100 | | | 2020 | \$46,455 | \$40,848 | \$87,303 | |
| Owners: | | ES E EST OF TRU | | 2019 | \$46,455 | \$40,848 | \$87,303 | \$87,30 |
| | | ES E REVOCABL | E TRUST | 2018 | \$46,455 | \$40,848 | \$87,303 | \$87,30 |
| Mail: | C/O MELOD 6223 SCHW PENSACOLA | /AB DR | | | <u></u> | Disclaime | er | |
| Situs: | | MILE RD 32514 | | | Market | Value Break | down Lette | r |
| Use Code: | MOBILE HO | OME PARKS 🔑 | | | | Tax Estima | tor | |
| Taxing Authority: | COUNTY M | | | | Re | port Storm I | | |
| | | nguiry Window | | | | | | |
| Tax Inquiry li Escambia Co | nk courtesy unty Tax Col | of Scott Lunsfo lector | rd | | Downloa | d Income & I | xpense Sur | vey |
| Sales Data | | | | U | ertified Roll E | cemptions | | |
| | | | Official Records | None | | | | |
| Sale Date | Book Page | Value Type | (New Window) | | | | | |
| 08/16/2018 | 7950 1013 | \$100 OT | ` | | Description | N 437 3/10 FT (| OF LT 17 OF S/ | D OF SEC 23 |
| 10/25/2011 | | \$100 WD | | PLAT [| OB 102 P 111 O | R 6779 P 545 C | R 7950 P 1013 | LESS RD R/ |
| ĺ | | \$147,400 WD | | | | | | |
| · · | 4202 318 | \$100 WD | | | | | | |
| ' | | • | | Extra | Features | | | |
| 1 | 4168 302 | | | | LE HOME | | | |
| 1 - 7 | 3758 222 | \$90,000 WE courtesy of Par | | SITE V | ALUE | | | |
| Escambia Co Comptroller | ounty Clerk o | of the Circuit Co | ourt and | | | | | |
| Parcel | | | | | | | Launch I | nteractive M |
| Information | | | | | | | | |
| Section | | | | | | | | |
| Map Id: | | | | | | | | |
| 23-1N-30-2 | | | | | | | | |
| Approx. | | | | | | | | |
| Acreage: | | | | | | | | |
| 1.6470 | | | | | | | | |
| Zoned: P | | | | | | | | |
| LDR | | | | | | | | |
| Evacuation | | | | | | | | |
| & Flood | | | | | | | | |
| Information | ı | | | | | | | |
| Open Bonort | | | | | | | | |
| Report | | | | | | | | |



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

Last Updated:04/30/2021 (tc.4519)

Pam Childers CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY FLORIDA INST# 2021057204 5/25/2021 10:16 AM OFF REC BK: 8537 PG: 957 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That CITRUS CAPITAL HOLDINGS LLC holder of Tax Certificate No. 06038, 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:

E 218 65/100 FT OF W 437 3/10 FT OF LT 17 OF S/D OF SEC 23 PLAT DB 102 P 111 OR 6779 P 545 OR 7950 P 1013 LESS RD R/W

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110895100 (0422-08)

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

EST OF JAMES E SPINK TRUSTEE and JAMES E SPINK REVOCABLE TRUST

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 April, which is the 4th day of April 2022.

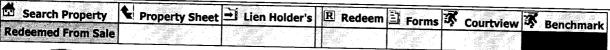
Dated this 25th day of May 2021.

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.

COUNTY

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: 110895100 Certificate Number: 006038 of 2019

| Redemption Yes 🗸 | Application Date 04/16/2021 | Interest Rate 18% |
|--------------------------------|-------------------------------------|-------------------------------|
| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
| | Auction Date 04/04/2022 | Redemption Date 08/31/2021 |
| Months | 12 | 4 |
| Tax Collector | \$1,112.28 | \$1,112.28 |
| Tax Collector Interest | \$200.21 | \$66.74 |
| Tax Collector Fee | \$6.25 | \$6.25 |
| Total Tax Collector | \$1,318.74 | \$1,185.27 |
| 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 | \$84.06 | \$28.02 |
| Total Clerk | \$551.06 | \$495.02 CH |
| Release TDA Notice (Recording) | \$10.00 | \$10.00 |
| Release TDA Notice (Prep Fee) | \$7.00 | \$7.00 |
| Postage | \$60.00 | \$0.00 |
| Researcher Copies | \$0.00 | \$0.00 |
| Total Redemption Amount | \$1,946.80 | \$1,697.29 |
| | Repayment Overpayment Refund Amount | \$249.51 |
| Book/Page | 8537 | 957 |

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 006038 **Redeemed Date** 08/31/2021

Name JAMES E SPINK REVOCABLE TRUST 2100 SPINK LANE #24 PENSACOLA FL 32504

| 06 1360.29 3.74 |
|--------------------|
| |
| |
| |
| |
| |
| 00 |

• For Office Use Only

| Date | Docket | Desc | Amount Owed | Amount Due | Payee Name |
|-----------|---------------|-------------|--|------------|------------|
| No Inform | nation Availa | ble Co-D | FINANCIAL SUM | MARY | |
| TTO IMION | nation Availa | ble - See D | ockets ———————————————————————————————————— | | |

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: 110895100 Certificate Number: 006038 of 2019

Payor: JAMES E SPINK REVOCABLE TRUST 2100 SPINK LANE #24 PENSACOLA FL 32504 Date 08/31/2021

| Clerk's Check # | 5302583287 | Clerk's Total | \$\\$ 51 / 06 | 1360.7 |
|--|--|--|-----------------------------|--|
| Tax Collector Check # | 1 | Tax Collector's Total | \$1, 18.74 | CONTRACTOR |
| THE AMERICAN PARTY OF THE PARTY | | Postage | \$60.00 | 111111111111111111111111111111111111111 |
| annuaguo a a someon operado ada a santingo a someon a so | | Researcher Copies | \$0.00 | |
| | | Recording | \$10.00 | |
| and the second s | Add different and a second and a | Prep Fee | \$7.00 | |
| THE STREET OF TH | | Total Received | -\$1,946.80 | |
| | | The state of the s | | in de la company |

1377,29

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

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2021096497 8/31/2021 4:31 PM
OFF REC BK: 8608 PG: 1393 D∞ Type: RTD

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 8537, Page 957, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06038, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 110895100 (0422-08)

DESCRIPTION OF PROPERTY:

E 218 65/100 FT OF W 437 3/10 FT OF LT 17 OF S/D OF SEC 23 PLAT DB 102 P 111 OR 6779 P 545 OR 7950 P 1013 LESS RD R/W

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: EST OF JAMES E SPINK TRUSTEE and JAMES E SPINK REVOCABLE TRUST

Dated this 31st day of August 2021.

COMPTAOL INTERPRETATION

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By:

Emily Hogg Deputy Clerk

AS TO BUYERS:

WITNESSES TO BUYERS:

Baransy Properties, LLC, a Florida limited

liability company

By: Matthew L. Baransy, Manager

Melinda A. Baransy, Manager

Witness Signature & Printed Name

Witness Signature & Printed Name

(Myoy) Hyud MO ETTICKET

River Bottom Properties, LLC, a Florida limited

liability compoany

Joef B. Cawby, Manager

Amy M. Cawby, Manager

STATE OF FLORIDA COUNTY OF ESCAMBA

GREGORY P. FAYARD
Notary Public, State of Florida
My Comm. Expires Jan. 5, 2024
Commission No. GG943223

NOTARY PUBLIC

My Commission Expires: 01

BK: 8610 PG: 1574

Prepared by and upon recording return to: Gregory P. Fayard, Esquire of Emmanuel, Sheppard & Condon, P.A. 30 South Spring Street Pensacola, Florida 32502 File No: 16575-155624

[Space Above This Line For Recording Data]

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways 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. Escambia County Code of Ordinances, Chapter 1-29.2, Article V, requires that 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.

ADDRESS OF: 650 East 10 Mile Road, Pensacola, Florida 32514

The County has (XX) has not () accepted the abutting roadway for paved maintenance.

AS TO SELLER:

The Revocable Living Trust Agreement of James E. Spink, dated July 25, 2011

Debra Ann Schuchard, Trystee

Gerald Dean Spink, Trustee

WITNESSES TO SELLER:

Witness Signature & Printed Name

Witness Signature & Printed Name

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged and executed before me by means of [X] physical presence or [] online notarization on this 200 day of August, 2021, by Debra Ann Schuchard and Gerald Dean Spink, Trustees of the Revocable Living Trust Agreement of James E. Spink, dated July 25, 2011, who are personally well known to me or who have produced a driver's license as valid identification.

GREGORY P. FAYARD

Notary Fublic, State of Florida

My Comm. Expires Jan. 5, 2024

Commission No. GG943223

My Commission Expires: 61-05-2024

BK: 8610 PG: 1573

warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Said property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither Grantors nor any members of the household of Grantors reside thereon.

IN WITNESS WHEREOF, GRANTORS have signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

#1 Witness Signature

#1 Withess Printed Name

#2 Witness Signature

DENNIS RITHLUSI

#2 Witness Printed Name

The Revocable Living Trust Agreement of

James E. Spink, dated July 25, 2011

Debra Ann Schuchard, Trustee

Gerald Dean Spink, Trustee

Debra Ann Schuchard, individually

Gerald Dean Spink, individually

STATE OF FLORIDA COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged and executed before me by means of [X] physical presence or [] online notarization on this 30th day of August, 2021, by Debra Ann Schuchard and Gerald Dean Spink, individually and as Trustees of the Revocable Living Trust Agreement of James E. Spink, dated July 25, 2011, who are personally known to me or who produced a driver's license as identification.

GREGORY P. FAYARD
Notary Public, State of Florida
My Comm. Expires Jan. 5, 2024
Commission No. GG943223

Notary Public [NOTARY SEAL] Prepared by and upon recording return to: Gregory P. Fayard, Esquire of Emmanuel, Sheppard & Condon, P.A. 30 South Spring Street Pensacola, Florida 32502 File No: 16575-155624

Parcel ID Number: 23-1N-30-1200-007-017

WARRANTY DEED

THIS WARRANTY DEED, dated this 30th day of August, 2021, given by DEBRA ANN SCHUCHARD, a married person, whose mailing address is 6223 Schwab Drive, Pensacola, Florida 32504, and GERALD DEAN SPINK, a married person, whose mailing address is 6370 Judkin Drive, Pensacola, Florida 32504, individually and as Trustees of the REVOCABLE LIVING TRUST AGREEMENT OF JAMES E. SPINK, DATED JULY 25, 2011 (hereinafter called the Grantors), to BARANSY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose mailing address is 10311 Chemstrand Road, Pensacola, Florida 32514 and RIVER BOTTOM PROPERTIES, LLC, a Florida limited liability company, whose mailing address is 921 Bucyrus Lane, Cantonment, Florida 32533, and joint tenants with right of survivorship (hereinafter called the Grantees). (Wherever used herein the terms "Grantors" and "Grantees" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees, all of that certain land situate in Escambia County, Florida, viz:

The East 218.65 feet of the West 437.3 feet Lot 17 of the subdivision of Section 23, Township 1 North, Range 30 West, Escambia County, Florida, according to the plat thereof recorded in Deed Book 102, Page 111 of the Public Recorded of said County.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, which are not hereby reimposed.

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 GRANTORS, as Trustees, hereby covenant with said Grantees that except as above noted, the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully

PROPERTY INFORMATION REPORT

January 12, 2022 Tax Account #:11-0895-100

LEGAL DESCRIPTION EXHIBIT "A"

E 218 65/100 FT OF W 437 3/10 FT OF LT 17 OF S/D OF SEC 23 PLAT DB 102 P 111 OR 6779 P 545 OR 7950 P 1013 LESS RD R/W

SECTION 23, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0895-100(0422-08)

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

| CERTIFICATION. TITLE SEARCH FOR TO. | A | | | |
|---|--|--|--|--|
| TAX DEED SALE DATE: | APR 4, 2022 | | | |
| TAX ACCOUNT #: | 11-0895-100 | | | |
| CERTIFICATE #: 2019-6038 | | | | |
| those persons, firms, and/or agencies having lega | tutes, the following is a list of names and addresses of al interest in or claim against the above-described ate is being submitted as proper notification of tax deed | | | |
| YES NO ☐ ☐ Notify City of Pensacola, P.O. Box ☐ Notify Escambia County, 190 Gov ☐ Homestead for 2020 tax year. | | | | |
| TRUSTEES OF THE JAMES E. SPINK | TRUSTEES OF THE JAMES E. SPINK | | | |
| REVOCABLE TRUST | REVOCABLE TRUST | | | |
| C/O MELODY A SPINK | BARANSY PROPERTIES, LLC | | | |
| 6223 SCHWAB DR | RIVER BOTTOM PROPERTIES, LLC | | | |
| PENSACOLA, FL 32504 | 650 E TEN MILE RD | | | |
| | PENSACOLA, FL 32514 | | | |
| BARANSY PROPERTIES, LLC | | | | |
| 10311 CHEMSTRAND RD | RIVER BOTOM PROPERTIES, LLC | | | |
| PENSACOLA, FL 32514 | 921 BUCYRUS LN | | | |

Certified and delivered to Escambia County Tax Collector, this 12th day of January, 2022.

CANTONMENT, FL 32533

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

January 12, 2022

Tax Account #: 11-0895-100

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

By Virtue of Warranty Deed recorded 9/2/2021 in OR 8610/1572

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-0895-100 Assessed Value: \$87,303.00 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

| THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS I REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PRO 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 includisting of the owner(s) of record of the land described herein together with current and delinquent adrax 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 encitle to said land as listed on page 2 herein. It is the responsibility of the party named above to verify each document listed. If a copy of any document listed is not received, the office issuing this Report contacted immediately. This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent year and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of rencroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an survey and inspection of the premises. | |
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| | record; |
| This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantey of title. | |
| Use of the term "Report" herein refers to the Property Information Report and the documents attached | d hereto. |
| Period Searched:January 11, 2002 to and including January 11, 2022 Abstractor:Vick | ki Campbe |
| BY | |

Michael A. Campbell, As President

Dated: January 12, 2022

THE ATTACHED REPORT IS ISSUED TO: