



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 Information					
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021		
Property description	SPINK JAMES E EST OF TRUSTEE FOR SPINK JAMES E REVOCABLE TRUST C/O MELODY A SPINK 6223 SCHWAB DR PENSACOLA, FL 32504 650 E TEN MILE RD 11-0895-100 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 (Full legal attached.)	Certificate #	2019 / 6038		
		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)	
# 2019/6038	06/01/2019	702.17	35.11	737.28	
→Part 2: Total*				737.28	
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)				737.28
2.	Delinquent taxes paid by the applicant				0.00
3.	Current taxes paid by the applicant				0.00
4.	Property information report fee				200.00
5.	Tax deed application fee				175.00
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)				0.00
7.	Total Paid (Lines 1-6)				1,112.28
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:	_____ Signature, Tax Collector or Designee			Date	Escambia, Florida April 27th, 2021

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

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>04/04/2022</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

G. 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

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100276

To: Tax Collector of ESCAMBIA COUNTY, Florida

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

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

Account Number	Certificate No.	Date	Legal Description
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

I agree to:

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

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

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

04-16-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

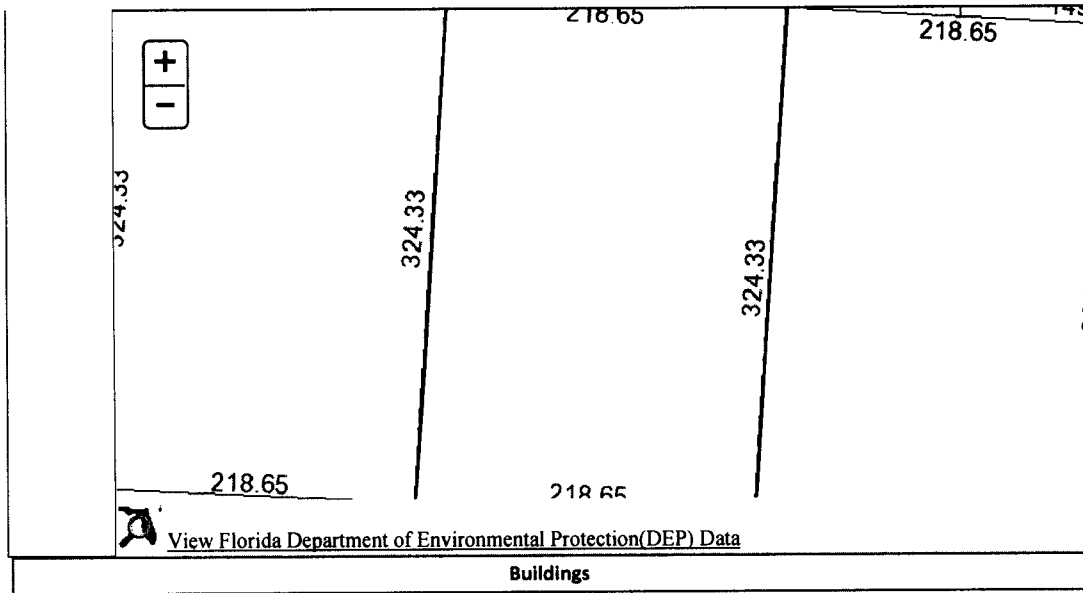
◀ Nav. Mode Account Reference ▶

[Printer Friendly Version](#)

<p>General Information</p> <p>Reference: 231N301200007017</p> <p>Account: 110895100</p> <p>Owners: SPINK JAMES E EST OF TRUSTEE FOR SPINK JAMES E REVOCABLE TRUST</p> <p>Mail: C/O MELODY A SPINK 6223 SCHWAB DR PENSACOLA, FL 32504</p> <p>Situs: 650 E TEN MILE RD 32514</p> <p>Use Code: MOBILE HOME PARKS 🔍</p> <p>Taxing Authority: COUNTY MSTU</p> <p>Tax Inquiry: Open Tax Inquiry Window</p> <p>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</p>	<p>Assessments</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$46,455</td> <td>\$40,848</td> <td>\$87,303</td> <td>\$87,303</td> </tr> <tr> <td>2019</td> <td>\$46,455</td> <td>\$40,848</td> <td>\$87,303</td> <td>\$87,303</td> </tr> <tr> <td>2018</td> <td>\$46,455</td> <td>\$40,848</td> <td>\$87,303</td> <td>\$87,303</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">Report Storm Damage</p> <hr/> <p style="text-align: center;">Download Income & Expense Survey</p>	Year	Land	Imprv	Total	Cap Val	2020	\$46,455	\$40,848	\$87,303	\$87,303	2019	\$46,455	\$40,848	\$87,303	\$87,303	2018	\$46,455	\$40,848	\$87,303	\$87,303
Year	Land	Imprv	Total	Cap Val																	
2020	\$46,455	\$40,848	\$87,303	\$87,303																	
2019	\$46,455	\$40,848	\$87,303	\$87,303																	
2018	\$46,455	\$40,848	\$87,303	\$87,303																	

<p>Sales Data</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>08/16/2018</td> <td>7950</td> <td>1013</td> <td>\$100</td> <td>OT</td> <td></td> </tr> <tr> <td>10/25/2011</td> <td>6779</td> <td>545</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>07/1999</td> <td>4447</td> <td>245</td> <td>\$147,400</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1997</td> <td>4202</td> <td>318</td> <td>\$100</td> <td>WD</td> <td></td> </tr> <tr> <td>08/1997</td> <td>4168</td> <td>302</td> <td>\$95,300</td> <td>WD</td> <td></td> </tr> <tr> <td>04/1995</td> <td>3758</td> <td>222</td> <td>\$90,000</td> <td>WD</td> <td></td> </tr> </tbody> </table> <p>Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller</p>	Sale Date	Book	Page	Value	Type	Official Records (New Window)	08/16/2018	7950	1013	\$100	OT		10/25/2011	6779	545	\$100	WD		07/1999	4447	245	\$147,400	WD		08/1997	4202	318	\$100	WD		08/1997	4168	302	\$95,300	WD		04/1995	3758	222	\$90,000	WD		<p>2020 Certified Roll Exemptions</p> <p>None</p> <hr/> <p>Legal Description</p> <p>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</p> <hr/> <p>Extra Features</p> <p>MOBILE HOME SITE VALUE</p>
Sale Date	Book	Page	Value	Type	Official Records (New Window)																																						
08/16/2018	7950	1013	\$100	OT																																							
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07/1999	4447	245	\$147,400	WD																																							
08/1997	4202	318	\$100	WD																																							
08/1997	4168	302	\$95,300	WD																																							
04/1995	3758	222	\$90,000	WD																																							

<p>Parcel Information</p> <p>Section Map Id: <u>23-1N-30-2</u></p> <p>Approx. Acreage: 1.6470</p> <p>Zoned: 🔍 LDR</p> <p>Evacuation & Flood Information Open Report</p>	<p>Launch Interactive Map</p>
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Buildings

Images



11/1/19



11/1/19

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.

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)

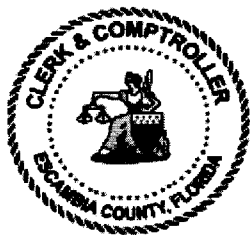
The assessment of the said property under the said certificate issued was in the name of

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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**

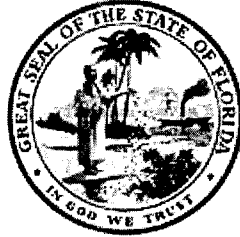
Clerk's Check #	5302583287	Clerk's Total	\$51.06 1360.29
Tax Collector Check #	1	Tax Collector's Total	\$1,918.74
		Postage	\$0.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,946.80

1377.29

PAM CHILDERS
 Clerk of the Circuit Court

Received By: _____
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
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**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

Clerk's Total = TAXDEED	\$551.06	1360.29
Due Tax Collector = TAXDEED	\$1,818.74	
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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator
Account: 110895100 Certificate Number: 006038 of 2019

Redemption Yes No
 Application Date
 Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="04/04/2022"/>	Redemption Date <input type="text" value="08/31/2021"/>
Months	12	4
Tax Collector	<input type="text" value="\$1,112.28"/>	<input type="text" value="\$1,112.28"/>
Tax Collector Interest	\$200.21	\$66.74
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,318.74	<input type="text" value="\$1,185.27"/> <i>TC</i>
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$84.06	\$28.02
Total Clerk	\$551.06	<input type="text" value="\$495.02"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$1,946.80	\$1,697.29
	Repayment Overpayment Refund Amount	\$249.51
Book/Page	<input type="text" value="8537"/>	<input type="text" value="957"/>

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.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk



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 #: 11-0895-100 CERTIFICATE #: 2019-6038

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: January 11, 2002 to and including January 11, 2022 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: January 12, 2022

**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.

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: APR 4, 2022

TAX ACCOUNT #: 11-0895-100

CERTIFICATE #: 2019-6038

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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2020</u> tax year.

**TRUSTEES OF THE JAMES E. SPINK
REVOCABLE TRUST
C/O MELODY A SPINK
6223 SCHWAB DR
PENSACOLA, FL 32504**

**BARANSY PROPERTIES, LLC
10311 CHEMSTRAND RD
PENSACOLA, FL 32514**

**TRUSTEES OF THE JAMES E. SPINK
REVOCABLE TRUST
BARANSY PROPERTIES, LLC
RIVER BOTTOM PROPERTIES, LLC
650 E TEN MILE RD
PENSACOLA, FL 32514**

**RIVER BOTOM PROPERTIES, LLC
921 BUCYRUS LN
CANTONMENT, FL 32533**

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

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

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)

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

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:

[Signature]
#1 Witness Signature

Gregory P. Fayard
#1 Witness Printed Name

[Signature]
#2 Witness Signature

DENNIS R. TACKETT
#2 Witness Printed Name

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

By: [Signature]
Debra Ann Schuchard, Trustee

By: [Signature]
Gerald Dean Spink, Trustee

[Signature]
Debra Ann Schuchard, individually

[Signature]
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. GG943723

[Signature]
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

[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

By: Debra Ann Schuchard
Debra Ann Schuchard, Trustee

By: Gerald Dean Spink
Gerald Dean Spink, Trustee

WITNESSES TO SELLER:

Gregory P. Fayard
Witness Signature & Printed Name Gregory P. Fayard

Dennis R. Teckott
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 30th 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 Public, State of Florida
My Comm. Expires Jan. 5, 2024
Commission No. 00943223

Gregory P. Fayard
NOTARY PUBLIC
My Commission Expires: 01-05-2024

AS TO BUYERS:

Baransy Properties, LLC, a Florida limited liability company

By: [Signature]
Matthew L. Baransy, Manager

By: [Signature]
Melinda A. Baransy, Manager

WITNESSES TO BUYERS:

[Signature] - Gregory P. Fayard
Witness Signature & Printed Name

[Signature] - DENNIS E. THORNTON
Witness Signature & Printed Name

River Bottom Properties, LLC, a Florida limited liability company

By: [Signature]
Joel B. Cawby, Manager

By: [Signature]
Amy M. Cawby, Manager

STATE OF FLORIDA
COUNTY OF ESCAMBA

The foregoing instrument was acknowledged and executed before me by means of [X] physical presence or [] online notarization on this 27th day of August, 2021, by Matthew L. Baransy and Melinda A. Baransy, Managers of Baransy Properties, LLC, a Florida limited liability company, on behalf of the company, and by Joel B. Cawby and Amy M. Cawby, Managers of River Bottom Properties, LLC, a Florida limited liability company, on behalf of the company, all who are personally well known to me or who have produced driver's licenses as valid identification.



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

[Signature]
NOTARY PUBLIC
My Commission Expires: 01-05-2024