



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

1222-29

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 21, 2022
Property description	ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 8111 ACKERMAN DR B 02-3640-750 BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME (Full legal attached.)	Certificate #	2020 / 1042
		Date certificate issued	06/01/2020

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)
# 2020/1042	06/01/2020	1,093.29	54.66	1,147.95
→Part 2: Total*				1,147.95

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)
# 2021/806	06/01/2021	1,139.14	6.25	56.96	1,202.35
Part 3: Total*					1,202.35

Part 4: Tax Collector Certified Amounts (Lines 1-7)	
1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	2,350.30
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,150.84
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	3,876.14

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.

Escambia, Florida

Sign here: Date May 6th, 2022

Signature, Tax Collector or Designee

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>12/05/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS 16.75

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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200292

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
02-3640-750	2020/1042	06-01-2020	BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

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

04-21-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode Account Parcel ID →

[Printer Friendly Version](#)

<p>General Information</p> <p>Parcel ID: 211S302101020020</p> <p>Account: 023640750</p> <p>Owners: ZILKER HOLDINGS LLC</p> <p>Mail: 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314</p> <p>Situs: 8111 ACKERMAN DR B 32514</p> <p>Use Code: SINGLE FAMILY - TOWNHOME 🔑</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>2021</td> <td>\$7,000</td> <td>\$64,819</td> <td>\$71,819</td> <td>\$71,517</td> </tr> <tr> <td>2020</td> <td>\$7,000</td> <td>\$58,016</td> <td>\$65,016</td> <td>\$65,016</td> </tr> <tr> <td>2019</td> <td>\$7,000</td> <td>\$54,423</td> <td>\$61,423</td> <td>\$61,423</td> </tr> </tbody> </table> <p>Disclaimer</p> <p>Market Value Breakdown Letter</p> <p>Tax Estimator</p> <p>File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$7,000	\$64,819	\$71,819	\$71,517	2020	\$7,000	\$58,016	\$65,016	\$65,016	2019	\$7,000	\$54,423	\$61,423	\$61,423
Year	Land	Imprv	Total	Cap Val																	
2021	\$7,000	\$64,819	\$71,819	\$71,517																	
2020	\$7,000	\$58,016	\$65,016	\$65,016																	
2019	\$7,000	\$54,423	\$61,423	\$61,423																	

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
11/01/2017	7816	949	\$75,000	WD	
11/03/2015	7437	1008	\$37,000	WD	
08/06/2015	7388	24	\$20,100	CT	
12/22/2011	6800	1904	\$34,900	WD	
10/07/2011	6776	1787	\$100	QC	
09/23/2011	6767	1927	\$100	CT	
12/2005	5790	1261	\$85,000	WD	
10/2001	4793	946	\$57,000	WD	
08/1995	3803	909	\$47,200	WD	
06/1985	2087	750	\$49,500	WD	

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

2021 Certified Roll Exemptions

None

Legal Description 🔑

BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106...

Extra Features

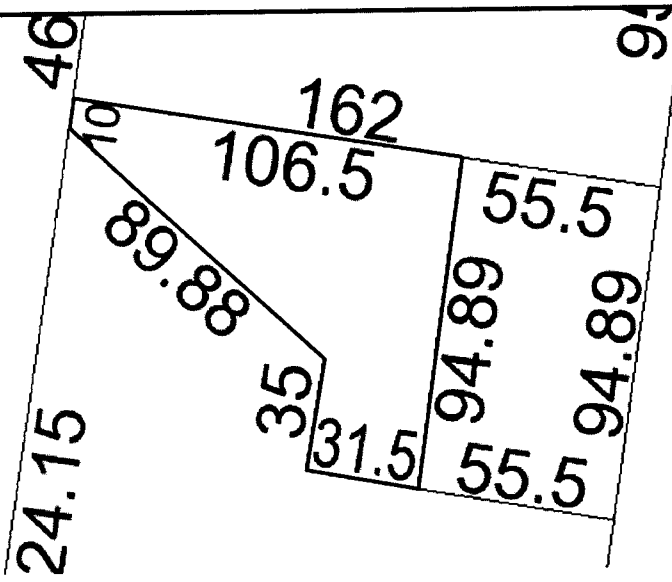
None

<p>Parcel Information</p> <p>Section</p> <p>Map Id: 21-1S-30-1</p> <p>Approx. Acreage: 0.1320</p> <p>Zoned: 🔑 HDMU</p> <p>Evacuation & Flood</p>	<p>Launch Interactive Map</p>
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Information
Open
Report



20
0.46



View Florida Department of Environmental Protection(DEP) Data

Buildings

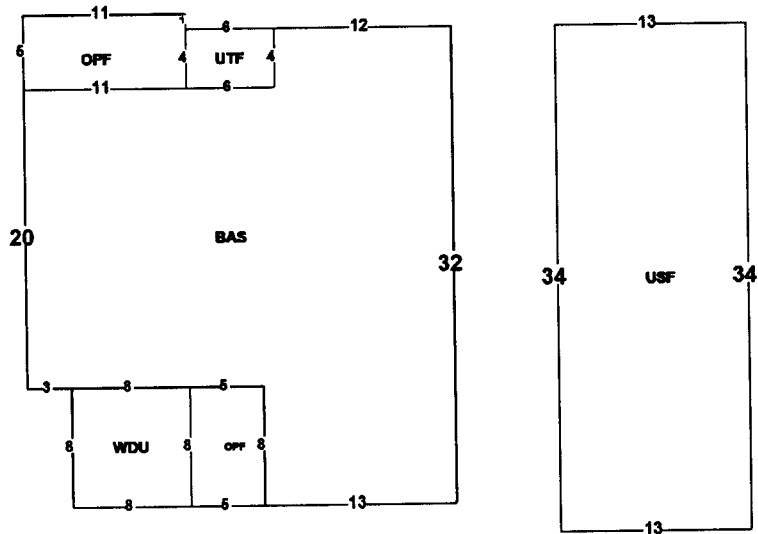
Address:8111 ACKERMAN DR B, Year Built: 1984, Effective Year: 1984, PA Building ID#: 54018

Structural Elements

- DECOR/MILLWORK-ABOVE AVERAGE
- DWELLING UNITS-1
- EXTERIOR WALL-SIDING-LAP.AAVG
- FLOOR COVER-CARPET
- FOUNDATION-SLAB ON GRADE
- HEAT/AIR-CENTRAL H/AC
- INTERIOR WALL-DRYWALL-PLASTER
- NO. PLUMBING FIXTURES-6
- NO. STORIES-2
- ROOF COVER-METAL/MODULAR
- ROOF FRAMING-GABLE
- STORY HEIGHT-0
- STRUCTURAL FRAME-WOOD FRAME

Areas - 1357 Total SF

- BASE AREA - 732
- OPEN PORCH FIN - 95
- UPPER STORY FIN - 442
- UTILITY FIN - 24
- WOOD DECK UNF - 64



Images



10/5/2015 12:00:00 AM

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 HOLDING LLC** holder of **Tax Certificate No. 01042**, issued the **1st day of June, A.D., 2020** 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 NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19 SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG 57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 023640750 (1222-29)

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

ZILKER HOLDINGS 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 **5th day of December 2022**.

Dated this 13th day of May 2022.

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
INST# 2022072664 7/18/2022 9:24 AM
OFF REC BK: 8823 PG: 1386 Doc 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 8785, Page 108, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 01042, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 023640750 (1222-29)

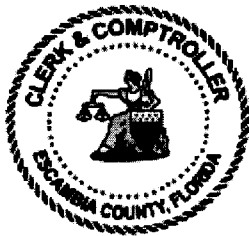
DESCRIPTION OF PROPERTY:

BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB
CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19
SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG
57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: ZILKER HOLDINGS LLC

Dated this 18th day of July 2022.



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



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

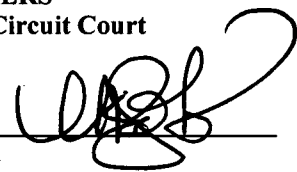
PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 023640750 Certificate Number: 001042 of 2020

Payor: ZILKER HOLDINGS LLC 7451 PEPPERTREE CIRCLE S DAVIE, FL 33314 Date
7/18/2022

Clerk's Check #	1	Clerk's Total	\$510.72
Tax Collector Check #	1	Tax Collector's Total	\$4,347.53
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$4,935.25

Reduced \$4,230.34

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>

Escambia County Receipt of Transaction

Receipt # 2022053734

Cashiered by: mkj

Pam Childers
Clerk of Court
Escambia County, Florida

Received From

ZILKER HOLDINGS LLC

On Behalf Of:

On: 7/18/22 9:22 am
Transaction # 101705474

CaseNumber 2020 TD 001042

Fee Description	Fee	Prior Paid	Waived	Due	Paid	Balance
(RECORD2) RECORD FEE FIRST PAGE	10.00	10.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	320.00	320.00	0.00	0.00	0.00	0.00
(TD10) TAX DEED APPLICATION	60.00	60.00	0.00	0.00	0.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	0.00	0.00	7.00	7.00	0.00
(TD4) PREPARE ANY INSTRUMENT	7.00	7.00	0.00	0.00	0.00	0.00
(TD7) ONLINE AUCTION FEE	59.00	59.00	0.00	0.00	0.00	0.00
(TAXDEED) TAX DEED CERTIFICATES	4213.34	0.00	0.00	4213.34	4213.34	0.00
(RECORD2) RECORD FEE FIRST PAGE	10.00	0.00	0.00	10.00	10.00	0.00
Total:	4686.34	456.00	0.00	4230.34	4230.34	0.00
Grand Total:	4686.34	456.00	0.00	4230.34	4230.34	0.00

PAYMENTS

Payment Type	Reference	Amount	Refund	Overage	Change	Net Amount
ACH	OK	4230.34	0.00	0.00	0.00	4230.34
Payments Total:		4230.34	0.00	0.00	0.00	4230.34

02.3040.780

File Message Acrobat Tell me what you want to do...

Ignore X Delete Reply Forward Meeting

Junk All Reply Forward More

Respond

Quick Steps

Lien Payoffs Create New

Move Move OneNote Actions

Mark Unread

Categories

 Laurin Gray (COC) Emily Hogg (COC); Whitney Boydon (COC); Mylinda Johnson (COC); **COC ACCOUNTING**

ACH CREDIT

Individual Auto Transfer CR (201) 4,230.34

Text

Online Banking Transfer Conf# hd1fw6fii:
ZILKER HOLDINGS LLC ZILKER HOLDINGS LLC



Laurn Gray
Manager, Accounting



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 #: 02-3640-750 CERTIFICATE #: 2020-1042

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: August 26, 2002 to and including August 26, 2022 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: September 18, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 18, 2022

Tax Account #: **02-3640-750**

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

By Virtue of Warranty Deed recorded 11/30/2017 in OR 7816/949

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 #: 02-3640-750

Assessed Value: \$71,517.00

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): **OLIVE OAKS OWNERS ASSOCIATION INC**

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: _____ **DEC 5, 2022**
TAX ACCOUNT #: _____ **02-3640-750**
CERTIFICATE #: _____ **2020-1042**

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>2021</u> tax year. |

ZILKER HOLDINGS LLC
8111 ACKERMAN DR B
PENSACOLA, FL 32514

ZILKER HOLDINGS LLC
7451 PEPPERTREE CIRCLE S
DAVIE, FL 33314

OLIVE OAKS OWNERS ASSOCIATION INC
C/O HENRY T VENUS
1155 PALISADE ROAD
PENSACOLA, FL 32504

Certified and delivered to Escambia County Tax Collector, this 18th day of June, 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

September 18, 2022

Tax Account #:02-3640-750

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT NE COR LT 20 S/D E OF RR W 350 FT S 735 FT 89 DEG 57 MIN RT 55 50/100 FT TO POB
CONT ALG SAME COURSE 106 50/100 FT 89 DEG 57 MIN LEFT 10 35/100 FT 56 DEG 35 MIN 19
SEC LEFT 89 88/100 FT 56 DEG 35 MIN 19 SEC RT 35 FT 90 DEG 3 MIN LEFT 31 50/100 FT 89 DEG
57 MIN LEFT 94 89/100 FT TO POB OR 7816 P 949**

SECTION 21, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 02-3640-750(1222-29)

**ABTRACTOR,S NOTE: WE CAN NOT CERTIFY LEGAL AS WRITTEN ON TAX ROLL
WITHOUT A CURRENT SURVEY.**

This Instrument Prepared By and Return To:
Tod A. Weston, Esq.
Coastal Title, Inc.
51 East Commercial Boulevard
Fort Lauderdale, Florida 33334
File No.: 1709017

Property Appraisers Parcel Identification (Folio) Numbers: 02-3640-750

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of November, 2017, **Apex Properties L.L.C.**, a Florida Limited Liability Company, whose post office address is 18800 NE 29th Avenue, #321, Aventura, Florida 33180, herein called the Grantors, to **Zilker Holdings LLC**, a Florida Limited Liability Company, whose post office address is 7451 Peppertree Circle S., Davie, Florida 33314, hereinafter called 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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz.:

COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2018 and thereafter.

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 hereby covenant with said grantee that 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, and hereby warrant 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 December 31, 2017.

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

Signed, sealed and delivered in the presence of:

Appex Properties L.L.C., a Florida Limited Liability Company

By: [Signature]
Shay Yakobovich, Manager

[Signature]
Witness #1 Signature

Robert A. Speer
Witness #1 Printed Name

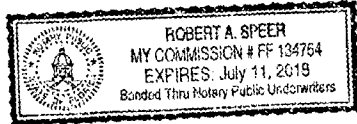
[Signature]
Witness #2 Signature

Tam O'hall
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of November, 2017, by Shay Yakobovich, Manager of Appex Properties L.L.C., a Florida Limited Liability Company, on behalf of the company, ~~who is personally known to me~~ or who has produced [Signature] as identification.

SEAL



[Signature]
Notary Public

Robert A. Speer
Printed Notary Name

My Commission Expires:

**COMPANY RESOLUTION AND INCUMBENCY CERTIFICATE OF APPEX
PROPERTIES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY**

WHEREAS, the undersigned represents the sole Managers, Members, Managing Members, and/or Officers of **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company**; and

WHEREAS, the Company intends to sell/convey the real property located at **8111 Ackerman Drive B, Pensacola, FL 32514**, more particularly described as follows:

COMMENCE AT THE NORTHEAST CORNER OF LOT 20, OF A SUBDIVISION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAIVIBIA COUNTY, FLORIDA, LYING EAST OF THE L&N RAILROAD; THENCE WEST 350.00 FEET; THENCE SOUTH A DISTANCE OF 735.00 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES RIGHT A DISTANCE OF 55.50 FEET TO A CAPPED IRON ROD FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME COURSE A DISTANCE OF 106.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 10.35 FEET TO A CAPPED IRON ROD; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS LEFT A DISTANCE OF 89.88 FEET; THENCE DEFLECT 56 DEGREES 35 MINUTES 19 SECONDS RIGHT A DISTANCE OF 35.00 FEET; THENCE DEFLECT 90 DEGREES 03 MINUTES LEFT A DISTANCE OF 31.50 FEET; THENCE DEFLECT 89 DEGREES 57 MINUTES LEFT A DISTANCE OF 94.89 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Company, through its Managers, Members, Managing Members, and/or Officers, has the full authority pursuant to the By-Laws of the Company to sell/convey the aforementioned real property and to execute any documents related thereto for the purpose of selling/conveying the real property,

WHEREAS, the Managers, Members, Managing Members, and/or Officers of the Company are:

1. Shay Yakobovich, as Manager

NOW THEREFORE, be it resolved that:

1. The Managers, Members, Managing Members, and/or Officers **APPEX PROPERTIES L.L.C., a Florida Limited Liability Company** hereby authorize the sale and conveyance of the above referenced real property by the Company;
2. Neither the Company nor Shay Yakobovich have filed bankruptcy since the formation of the Company.

The foregoing resolution was properly adopted by the Managers, Members, Managing Members, or Officers this 15th day of November, 2017.

**APPEX PROPERTIES L.L.C., a Florida Limited
Liability Company**

By:



Shay Yakobovich, Manager