

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200080

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126,

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

Account Number	Certificate No.	Date	Legal Description
07-0358-000	2020/3539	06-01-2020	N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187

I agree to:

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

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

Electronic signature on file

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126

04-13-2022
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: _____	
Signature, Clerk of Court or Designee	
Date of sale <u>10/03/2022</u>	

INSTRUCTIONS

PLUS \$6.25

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

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

1022-41

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #300 MIAMI, FL 33126	Application date	Apr 13, 2022
Property description	ROGERS CLAIRE EST OF 1115 N 49TH AVE PENSACOLA, FL 32506 1115 N 49TH AVE 07-0358-000 N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187	Certificate #	2020 / 3539
		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)
# 2020/3539	06/01/2020	1,668.21	83.41	1,751.62
→ Part 2: Total*				1,751.62

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)
# 2021/2764	06/01/2021	1,730.54	6.25	86.53	1,823.32
Part 3: Total*					1,823.32

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)	3,574.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	1,785.52
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)	5,735.46

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: Shirley Rich CFCA
Signature, Tax Collector or Designee

Escambia, Florida

Date April 26th, 2022

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

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-LAP.AAVG
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

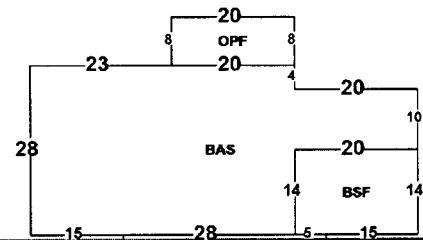
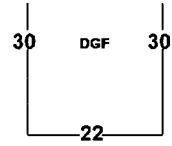
 Areas - 2768 Total SF

BASE AREA - 1404

BASE SEMI FIN - 280

DET GARAGE FIN - 660

OPEN PORCH FIN - 424



Images



10/6/2016 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.

Last Updated: 04/29/2022 (tc.2794)



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
◀ Nav. Mode ○ Account ○ Parcel ID ▶
[Printer Friendly Version](#)

General Information	
Parcel ID:	342S300200001040
Account:	070358000
Owners:	ROGERS CLAIRE EST OF
Mail:	1115 N 49TH AVE PENSACOLA, FL 32506
Situs:	1115 N 49TH AVE 32506
Use Code:	SINGLE FAMILY RESID
Taxing Authority:	COUNTY MSTU
Tax Inquiry:	Open Tax Inquiry Window
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	

Assessments				
Year	Land	Imprv	Total	Cap Val
2021	\$11,135	\$106,584	\$117,719	\$115,050
2020	\$11,135	\$93,456	\$104,591	\$104,591
2019	\$11,135	\$88,433	\$99,568	\$99,568

[Disclaimer](#)
[Market Value Breakdown Letter](#)
[Tax Estimator](#)
[File for New Homestead Exemption Online](#)

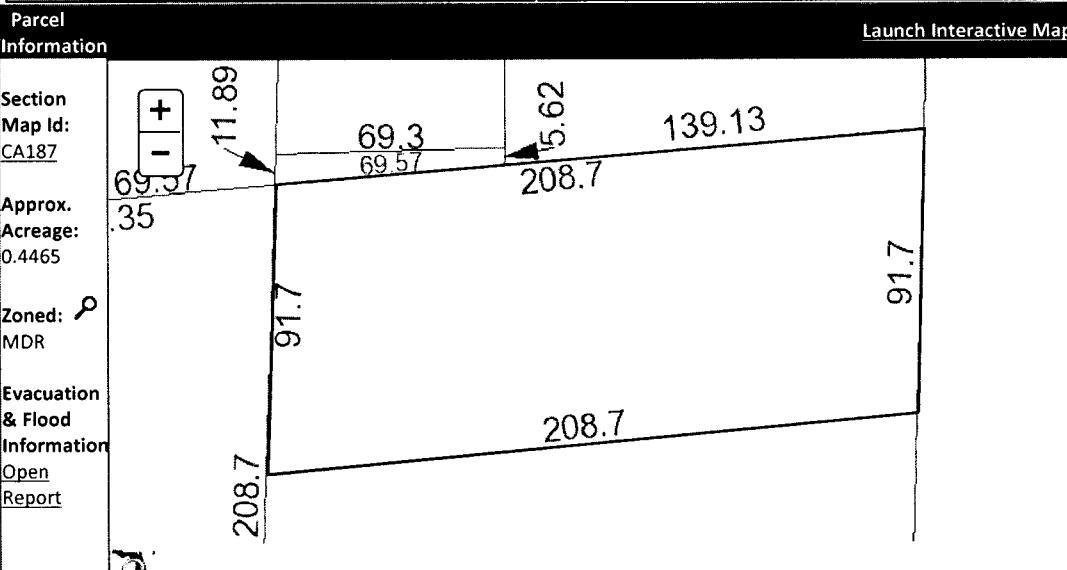
Sales Data					
Sale Date	Book	Page	Value	Type	Official Records (New Window)
08/08/2008	6363	36	\$100	QC	
08/06/2008	6363	37	\$75,000	WD	
05/2006	5989	1659	\$100	OT	
02/1985	2026	728	\$100	QC	

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

2021 Certified Roll Exemptions	
None	

Legal Description	
N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187	

Extra Features	
FRAME BUILDING	



Address: 1115 N 49TH AVE, Year Built: 1983, Effective Year: 1983, PA Building ID#: 82046

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022047760 5/10/2022 1:10 PM
OFF REC BK: 8781 PG: 247 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That MIKON FINANCIAL SERVICES INC AND OCEAN BANK holder of Tax Certificate No. 03539, 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:

N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 070358000 (1022-41)

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

CLAIRE ROGERS EST OF

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 October, which is the 3rd day of October 2022.**

Dated this 10th 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

Search Property	Property Sheet	Lien Holder's	Redeem	Forms	Courtview	Benchmark
Redeemed From Sale						



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 070358000 Certificate Number: 003539 of 2020

Redemption	Yes <input checked="" type="checkbox"/>	Application Date	4/13/2022	Interest Rate	18%
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	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="10/3/2022"/>	Redemption Date <input type="text" value="6/29/2022"/>
Months	6	2
Tax Collector	<input type="text" value="\$5,735.46"/>	<input type="text" value="\$5,735.46"/>
Tax Collector Interest	<input type="text" value="\$516.19"/>	<input type="text" value="\$172.06"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$6,257.90"/>	<input type="text" value="\$5,913.77"/> TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$119.00"/>	<input type="text" value="\$119.00"/>
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	<input type="text" value="\$41.04"/>	<input type="text" value="\$13.68"/>
Total Clerk	<input type="text" value="\$497.04"/>	<input type="text" value="\$469.68"/> CH
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	<input type="text" value="\$6,831.94"/>	<input type="text" value="\$6,400.45"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$431.49"/>

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 # 2020 TD 003539

Redeemed Date 6/29/2022

Name NATALIE R HINTON 860 GRANDBAY WILMER RD N MOBILE AL 36608

Clerk's Total = TAXDEED	\$497.04	\$6063.45
Due Tax Collector = TAXDEED	\$6,257.90	
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
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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: 070358000 Certificate Number: 003539 of 2020

**Payor: NATALIE R HINTON 860 GRANDBAY WILMER RD N MOBILE AL 36608 Date
 6/29/2022**

Clerk's Check #	1	Clerk's Total	\$497.04	\$6,063.45
Tax Collector Check #	1	Tax Collector's Total	\$6,257.90	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$6,831.94	
			\$6,080.45	
			+ \$212.82 Fee	
			\$6,293.27	

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By: *Em Stoggs*
 Deputy Clerk

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 8781, Page 247, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 03539, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **070358000 (1022-41)**

DESCRIPTION OF PROPERTY:

N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

NAME IN WHICH ASSESSED: CLAIRE ROGERS EST OF

Dated this 29th day of June 2022.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 08/11/2008 at 08:32 AM OR Book 6363 Page 37,
 Instrument #2008060103, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$525.00

Prepared by:
 Amy Blackman, an employee of
 Locklin, Jones & Saba, P.A.
 6460 Justice Avenue
 Milton, FL 32570
 (850) 623-2500
 File No.: AL08-007

②
 10/01
 5/29/08
 8/16/08
WARRANTY DEED

This indenture made on A.D. 7/31/2008 by Randall K. Sanders whose address is: 12101 Condron Rd.
Dillcan ~~FL 36549~~ hereinafter called the "grantor", to Claire Rogers
 whose address is: 1115 N 49th Ave, Pensacola, FL 32506
 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, FL, to-wit:

THE NORTH 91.7 FEET OF LOT 40 OF RAVENSWOOD GARDEN SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF ON FILE WITH THE CLERK OF THE CIRCUIT
 COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA, FILED IN PLAT BOOK 1, PAGE
 21

Parcel Identification Number: 5208010000004X342S300200001040

**THE PROPERTY SET FORTH ABOVE IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE
 GRANTOR HEREIN, NOR IS IT CONTIGUOUS THERETO;**

THE GRANTOR PROVIDED THE LEGAL DESCRIPTION ON THIS DEED, AND THIS DEED HAS BEEN
 PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR TITLE INSURANCE. THE PREPARER
 HEREIN ASSUMES NO LIABILITY AS TO THE GUARANTEE OF TITLE.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning
 ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 December 31st of 2007.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Randall K. Sanders
 RANDALL K. SANDERS

Signed in the presence of the following (2) witnesses:

1. Melissa Lovett
 Witness Signature

1. Witness Print Name: Melissa Lovett

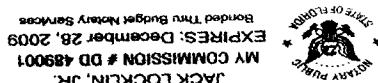
2. Joe L. Rife
 Witness Signature

2. Witness Print Name: Jack Locklin Jr.

State of FL
 County of SANTA ROSA

Sworn To, Subscribed and Acknowledged before me on 8/16/08, by RANDALL K. SANDERS who
 is/are personally known to me or who has/have produced a valid driver's license as identification.

SEAL



PROPERTY INFORMATION REPORT

July 5, 2022

Tax Account #:07-0358-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

N 91 7/10 FT OF LT 40 RAVENSWOOD GARDEN PB 1 P 21 OR 6363 P 37 CA 187

SECTION 34, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-0358-000(1022-41)

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: OCT 3, 2022

TAX ACCOUNT #: 07-0358-000

CERTIFICATE #: 2020-3539

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 2021 tax year.

**ESTATE OF CLAIRE ROGERS
AND CLAIRE ROGERS
1115 N 49TH AVE
PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 5th day of July, 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
CONTINUATION PAGE**

July 5, 2022
Tax Account #: **07-0358-000**

1. The Grantee(s) of the last deed(s) of record is/are: **CLAIRE ROGERS**

By Virtue of Warranty Deed recorded 8/11/2008 in OR 6363/37

**ABSTRACTOR'S NOTE: WE FIND NO EVIDENCE OF DEATH FOR CLAIRE RODGERS
RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY.**

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) 2019-2021 are delinquent.
Tax Account #: 07-0358-000
Assessed Value: \$115,050.00
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 #: 07-0358-000 CERTIFICATE #: 2020-3539

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: June 23, 2002 to and including June 23, 2022 Abstractor: Ashley McDonald

BY

Michael A. Campbell,
As President
Dated: July 5, 2022