



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

122.03

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JPL INVESTMENTS CORP AND OCEAN BANK 8724 SW 72 ST #382 MIAMI, FL 33173	Application date	Apr 26, 2022
Property description	STRON INTERNATIONAL INC PO BOX 36497 PENSACOLA, FL 32516-0497 9266 LILLIAN HWY 09-2932-550 BEG AT SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO EDGE OF CANAL WLY (Full legal attached.)	Certificate #	2020 / 4934
		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)
# 2020/4934	06/01/2020	476.03	23.80	499.83
# 2021/3888	06/01/2021	472.40	23.62	496.02
→ Part 2: Total*				995.85

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)	995.85
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	421.96
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)	1,792.81

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 Jennifer N. Cassidy Escambia, Florida
 Signature, Tax Collector or Designee Date May 3rd, 2022

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

+ \$12.50

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

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 SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO EDGE OF CANAL WLY ALG CANAL 125 FT S 150 FT TO POB OR 3552 P 383

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200360

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173,

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

Account Number	Certificate No.	Date	Legal Description
09-2932-550	2020/4934	06-01-2020	BEG AT SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO EDGE OF CANAL WLY ALG CANAL 125 FT S 150 FT TO POB OR 3552 P 383

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
JPL INVESTMENTS CORP AND OCEAN BANK
8724 SW 72 ST #382
MIAMI, FL 33173

04-26-2022
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: 0825311011002001</p> <p>Account: 092932550</p> <p>Owners: STRON INTERNATIONAL INC</p> <p>Mail: PO BOX 36497 PENSACOLA, FL 32516-0497</p> <p>Situs: 9266 LILLIAN HWY 32506</p> <p>Use Code: VACANT RESIDENTIAL 🔑</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>\$28,500</td> <td>\$0</td> <td>\$28,500</td> <td>\$28,500</td> </tr> <tr> <td>2020</td> <td>\$28,500</td> <td>\$0</td> <td>\$28,500</td> <td>\$28,500</td> </tr> <tr> <td>2019</td> <td>\$28,500</td> <td>\$0</td> <td>\$28,500</td> <td>\$28,500</td> </tr> </tbody> </table> <p style="text-align: center;">Disclaimer</p> <p style="text-align: center;">Market Value Breakdown Letter</p> <p style="text-align: center;">Tax Estimator</p> <p style="text-align: center;">File for New Homestead Exemption Online</p>	Year	Land	Imprv	Total	Cap Val	2021	\$28,500	\$0	\$28,500	\$28,500	2020	\$28,500	\$0	\$28,500	\$28,500	2019	\$28,500	\$0	\$28,500	\$28,500
Year	Land	Imprv	Total	Cap Val																	
2021	\$28,500	\$0	\$28,500	\$28,500																	
2020	\$28,500	\$0	\$28,500	\$28,500																	
2019	\$28,500	\$0	\$28,500	\$28,500																	
<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>04/1994</td> <td>3552</td> <td>383</td> <td>\$25,000</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)	04/1994	3552	383	\$25,000	WD	📄	<p>2021 Certified Roll Exemptions</p> <p>None</p> <p>Legal Description 🔑</p> <p>BEG AT SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO EDGE OF CANAL WLY ALG CANAL...</p> <p>Extra Features</p> <p>None</p>								
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
04/1994	3552	383	\$25,000	WD	📄																

<p>Parcel Information</p> <p>Section Map Id: 08-2S-31-1</p> <p>Approx. Acreage: 0.4103</p> <p>Zoned: 🔑 MDR</p> <p>Evacuation & Flood Information Open Report</p> <p> View Florida Department of Environmental Protection(DEP) Data</p>	<p style="text-align: right;">Launch Interactive Map</p>
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Buildings

Images

None

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:05/05/2022 (tc.1284)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **JPL INVESTMENTS CORP AND OCEAN BANK** holder of **Tax Certificate No. 04934**, 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 SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO EDGE OF CANAL WLY ALG CANAL 125 FT S 150 FT TO POB OR 3552 P 383

SECTION 08, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 092932550 (1222-03)

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

STRON INTERNATIONAL INC

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
 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: 092932550 Certificate Number: 004934 of 2020

Payor: PENSACOLA TITLE COMPANY LLC ESCROW ACCOUNT 182 NORTH PALAFOX STREET
PENSACOLA FL 32502 Date 6/13/2022

Clerk's Check #	1	Clerk's Total	\$510.72 2008.77
Tax Collector Check #	1	Tax Collector's Total	\$2,020.45
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	-\$2,608.17

\$2,025.77

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 # 2020 TD 004934
 Redeemed Date 6/13/2022**

**Name PENSACOLA TITLE COMPANY LLC ESCROW ACCOUNT 182 NORTH PALAFOX STREET
 PENSACOLA FL 32502**

Clerk's Total = TAXDEED	\$ 510.72 2008.77
Due Tax Collector = TAXDEED	\$2,020.45
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: 092932550 Certificate Number: 004934 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="12/5/2022"/>	Redemption Date <input type="text" value="6/13/2022"/>
Months	8	2
Tax Collector	<input type="text" value="\$1,792.81"/>	<input type="text" value="\$1,792.81"/>
Tax Collector Interest	\$215.14	\$53.78
Tax Collector Fee	<input type="text" value="\$12.50"/>	<input type="text" value="\$12.50"/>
Total Tax Collector	\$2,020.45	<input type="text" value="\$1,859.09"/> <i>TC</i>
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	\$54.72	\$13.68
Total Clerk	\$510.72	<input type="text" value="\$469.68"/> <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	\$2,608.17	\$2,345.77
	Repayment Overpayment Refund Amount	\$262.40
Book/Page	<input type="text" value="8784"/>	<input type="text" value="1989"/>

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 8784, Page 1989, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04934, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: **092932550 (1222-03)**

DESCRIPTION OF PROPERTY:

**BEG AT SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO
EDGE OF CANAL WLY ALG CANAL 125 FT S 150 FT TO POB OR 3552 P 383**

SECTION 08, TOWNSHIP 2 S, RANGE 31 W

NAME IN WHICH ASSESSED: STRON INTERNATIONAL INC

Dated this 13th day of June 2022.



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 #: 09-2932-550 CERTIFICATE #: 2020-4934

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: September 7, 2002 to and including September 7, 2022 Abstractor: Stacie Wright

BY

Michael A. Campbell,
As President

Dated: September 18, 2022

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

September 18, 2022

Tax Account #: **09-2932-550**

1. The Grantee(s) of the last deed(s) of record is/are: **FRANK JOHN JOPE**
By Virtue of Warranty Deed recorded 6/13/2022 in OR 8802/1565

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 #: 09-2932-550
Assessed Value: \$28,500.00
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: _____ **Dec 5, 2022**
TAX ACCOUNT #: _____ **09-2932-550**
CERTIFICATE #: _____ **2020-4934**

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. |

FRANK JOHN JOPE
9260 LILLIAN HWY
PENSACOLA, FL 32506

STRON INTERNTIONAL INC
7111 N BLUE ANGEL PKWY #5106
PENSACOLA, FL 32526

STRON INTERNATIONAL INC
PO BOX 36497
PENSACOLA, FL 32516-0497

Certified and delivered to Escambia County Tax Collector, this 18th day of September, 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 #:09-2932-550

**LEGAL DESCRIPTION
EXHIBIT "A"**

**BEG AT SE COR OF LT 1 SANTA MARINA S/D E 220 FT FOR POB CONT E 125 FT N 150 FT TO
EDGE OF CANAL WLY ALG CANAL 125 FT S 150 FT TO POB OR 3552 P 383**

SECTION 08, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-2932-550(1222-03)

Prepared by:
Jessica Zink
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 22-255

General Warranty Deed

Made this June 10, 2022 A.D. By **Stron International, Inc., a dissolved Delaware Corporation**, who erroneously acquired title as Stron International, Inc., a Florida Corporation, for the purpose of winding up the business of the corporation whose address is: 7111 N. Blue Angel Pkwy #5106, Pensacola, Florida 32526, hereinafter called the grantor, to **Frank John Johe**, whose post office address is: 9260 Lillian Hwy, Pensacola, Florida 32506, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of 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, Florida, viz:

Commencing at the Southeast corner of Lot 1, Santa Marina Subdivision, Section 8, Township 2 South, Range 31 West, Escambia County, Florida, thence East 220 feet for the Point of Beginning; thence continue East a distance of 125 feet and corner; thence North 150 feet to the edge of a canal and corner; thence Westerly along the edge of said canal a distance of 125 feet and corner; thence South a distance of 150 feet to the Point of Beginning, being Tract B on a proposed three-lot addition tract East of Santa Marina Subdivision said Plat being prepared by Patterson Associates, Inc., on January 19, 1967.

Parcel ID Number: **082s311011002001**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Stron International Inc. a dissolved Delaware Corporation



Witness Printed Name Jessica Zink



Witness Printed Name Shan Albersom



Shaun Marie Smith Ramirez, Director
Address: 7111 N. Blue Angel Pkwy #5106, Pensacola, Florida
32526

Prepared by:
Jessica Zink
Pensacola Title Company, LLC.
182 North Palafox Street
Pensacola, Florida 32502

File Number: 22-255

**Notary acknowledgment for Deed
from Stron International Inc. to Jope**

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me by means of X physical presence or [] online notarization, this 10th day of June, 2022, by Shaun Marie Smith Ramirez for Stron International, Inc., a dissolved Delaware Corporation, who erroneously acquired title as Stron International, Inc., a Florida Corporation, for the purpose of winding up the business of the corporation, who is/are personally known to me or who has produced FL DL as identification.



[Signature]
Notary Public
Print Name: Jessica Zink
My Commission Expires: 09/03/2024

**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 this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name: Lillian Highway

Legal Address of Property: 9266 Lillian Highway, Pensacola, Florida 32506


The County (N/A) has accepted (X) has not accepted

the abutting roadway for maintenance.

This form completed by:
Pensacola Title Company, LLC
182 N. Palafox Street
Pensacola, FL 32502

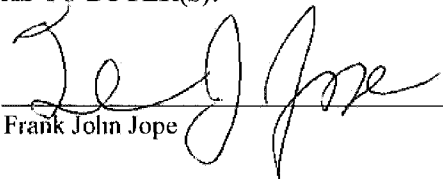
AS TO SELLER(S):

Stron International Inc.



Shaun Marie Smith-Ramirez Its Director

AS TO BUYER(S):



Frank John Jope - Buyer

This instrument prepared by:
Jessica Zink, an employee of
Pensacola Title Company, LLC
182 N. Palafox Street
Pensacola, FL 32502
File No: 22-255

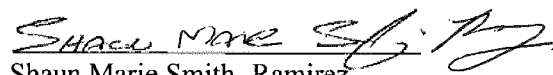
Affidavit of Sole Remaining Corporate Director

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Shaun Marie Smith- Ramirez ("Affiant") who deposes and says under penalties of perjury that:

1. Stron International, Inc, a dissolved Delaware corporation ("Seller") is the owner of certain real property (the "Property") described as:

Commencing at the Southeast corner of Lot 1, Santa Marina Subdivision, Section 8, Township 2 South, Range 31 West, Escambia County, Florida, thence East 220 feet for the Point of Beginning; thence continue East a distance of 125 feet and corner; thence North 150 feet to the edge of a canal and corner; thence Westerly along the edge of said canal a distance of 125 feet and corner; thence South a distance of 150 feet to the Point of Beginning, being Tract B on a proposed three-lot addition tract East of Santa Marina Suvdivision said Plat being prepared by Patterson Associates, Inc., on January 19, 1967.

2. Affiant is the sole director of the company, which has been dissolved since 2019.
3. The former president, Douglas Smith, is deceased, and Affiant was left as the sole shareholder under his will. Affiant was also the sole director of the corporation
4. The Property is being sold to wind up the business of the Seller corporation.
5. As sole shareholder and director, Affiant is authorized to convey the Property and to sign all documents in connection with the sale.
6. This affidavit is given for the purpose of inducing Pensacola Title Company, LLC ("Agent") and Alliant National Title Insurance Company ("Title Insurer") to issue title insurance on the subject property, with the knowledge that they are relying upon the statements set forth herein.
7. Affiant, individually and on behalf of Seller, hereby holds Agent and Title Insurer harmless and fully indemnifies same with respect to the matters set forth herein.


Shaun Marie Smith- Ramirez

STATE OF FLORIDA

COUNTY OF ESCAMBIA

Sworn to, affirmed, and subscribed before me this 10 day of June, 2022,
by Shaun Marie Smith- Ramirez, who appeared by (X) physical presence
or () online notarization, and who is personally known to me or who has
produced FL DL as identification.

Notary Signature: [Signature]
Print Name: Jessica Zink
Notary Public, State of Florida
My Commission Expires: 09/03/2024

