

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200175

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040,

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
10-2728-200	2020/5884	06-01-2020	LT 3 BLK D RE S/D OF S/D NO 1 PERDIDO HEIGHTS PB 1 P 3 OR 4929 P 263 OR 6441 P 315

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

KEYS FUNDING LLC - 2020
US BANK CF KEYS FUNDING LLC - 2020
PO BOX 645040
CINCINNATI, OH 45264-5040

04-20-2022
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>11/07/2022</u>	

INSTRUCTIONS *+6.25*

Tax Collector (complete Parts 1-4)

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

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

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

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

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

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

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

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

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

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

Clerk of Court (complete Part 5)

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

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



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

1122-23

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 2020 US BANK CF KEYS FUNDING LLC - 2020 PO BOX 645040 CINCINNATI, OH 45264-5040	Application date	Apr 20, 2022
Property description	FRETZ ROBERT C SR & FRETZ BILLIE D TRUSTEES 1051 JOAQUIN RD PENSACOLA, FL 32506 1051 JOAQUIN RD 10-2728-200 LT 3 BLK D RE S/D OF S/D NO 1 PERDIDO HEIGHTS PB 1 P 3 OR 4929 P 263 OR 6441 P 315	Certificate #	2020 / 5884
		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)
# 2020/5884	06/01/2020	2,367.79	118.39	2,486.18
→ Part 2: Total*				2,486.18

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)
# 2021/4610	06/01/2021	2,493.10	6.25	124.66	2,624.01
Part 3: Total*					2,624.01

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)	5,110.19
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,576.73
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)	8,061.92

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

Escambia, Florida

Date April 28th, 2022

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



Chris Jones

Escambia County Property Appraiser

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

General Information		Assessments				
Parcel ID: 022S326000030004						
Account: 102728200						
Owners: FRETZ ROBERT C SR & FRETZ BILLIE D TRUSTEES FOR FRETZ ROBERT C SR & BILLIE D TRUST						
Mail: 1051 JOAQUIN RD PENSACOLA, FL 32506						
Situs: 1051 JOAQUIN RD 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						

Sales Data		2021 Certified Roll Exemptions				
Sale Date	Book Page	Value	Type	Official Records (New Window)		
03/17/2009	6441 315	\$100	WD			
07/2002	4929 263	\$105,000	WD			
01/1995	3714 671	\$31,100	QC			
11/1992	3274 797	\$65,000	WD			
03/1985	2031 649	\$55,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						

Parcel Information	Launch Interactive Map
Section Map Id: <u>02-2S-32-1</u>	
Approx. Acreage: 1.0127	
Zoned:	
HDR	
Evacuation & Flood Information	
Open Report	

284.5

154

154

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 1051 JOAQUIN RD, Year Built: 1983, Effective Year: 2003, PA Building ID#: 117141

Structural Elements

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-1

EXTERIOR WALL-BRICK-FACE/VENEER

EXTERIOR WALL-VINYL SIDING

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE

STORY HEIGHT-0

STRUCTURAL FRAME-WOOD FRAME

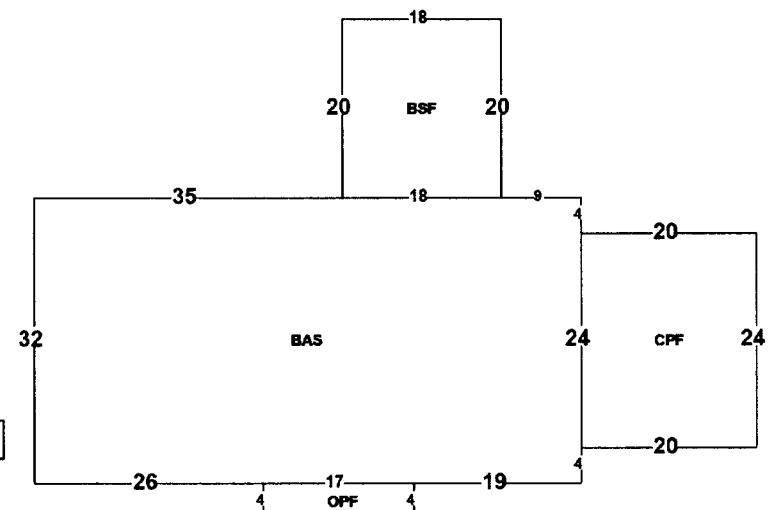
 Areas - 2892 Total SF

BASE AREA - 1984

BASE SEMI FIN - 360

CARPORT FIN - 480

OPEN PORCH FIN - 68



Images



7/29/2021 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: 05/03/2022 (tc.18654)

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2022048648 5/11/2022 2:47 PM
OFF REC BK: 8782 PG: 1535 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC – 2020 holder of Tax Certificate No. 05884, 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:

LT 3 BLK D RE S/D OF S/D NO 1 PERDIDO HEIGHTS PB 1 P 3 OR 4929 P 263 OR 6441 P 315

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 102728200 (1122-23)

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

ROBERT C FRETZ SR TRUSTEE and BILLIE D FRETZ TRUSTEE

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 November, which is the **7th day of November 2022**.

Dated this 11th 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

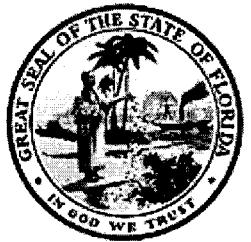
Tax Deed - Redemption Calculator

Account: 102728200 Certificate Number: 005884 of 2020

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="11/7/2022"/>	Redemption Date <input type="text" value="5/24/2022"/> 
Months	7	1
Tax Collector	<input type="text" value="\$8,061.92"/>	<input type="text" value="\$8,061.92"/>
Tax Collector Interest	<input type="text" value="\$846.50"/>	<input type="text" value="\$120.93"/>
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	<input type="text" value="\$8,914.67"/>	<input type="text" value="\$8,189.10"/> 
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="\$47.88"/>	<input type="text" value="\$6.84"/>
Total Clerk	<input type="text" value="\$503.88"/>	<input type="text" value="\$462.84"/> 
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="\$9,495.55"/>	<input type="text" value="\$8,668.94"/>
	Repayment Overpayment Refund Amount	<input type="text" value="\$826.61"/>
Book/Page	<input type="text" value="8782"/>	<input type="text" value="1535"/>

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**

Case # 2020 TD 005884

Redeemed Date 5/24/2022

Name ROBERT C FRETZ JR 1051 JOAQUIN RD PENSACOLA, FL 32506

Clerk's Total = TAXDEED	\$503.88	\$ 8331.94
Due Tax Collector = TAXDEED	\$8,914.67	
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
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
 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: 102728200 Certificate Number: 005884 of 2020

Payor: ROBERT C FRETZ JR 1051 JOAQUIN RD PENSACOLA, FL 32506 Date 5/24/2022

Clerk's Check #	5507456529	Clerk's Total	\$503.88	\$ 833
Tax Collector Check #	1	Tax Collector's Total	\$8,914.67	
		Postage	\$60.00	
		Researcher Copies	\$0.00	
		Recording	\$10.00	
		Prep Fee	\$7.00	
		Total Received	\$9,495.55	

\$8,348.94

**PAM CHILDERS
 Clerk of the Circuit Court**

Received By:
 Deputy Clerk

A handwritten signature in black ink, appearing to read "Pam Childers".

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 8782, Page 1535, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 05884, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 102728200 (1122-23)

DESCRIPTION OF PROPERTY:

LT 3 BLK D RE S/D OF S/D NO 1 PERDIDO HEIGHTS PB 1 P 3 OR 4929 P 263 OR 6441 P 315

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

NAME IN WHICH ASSESSED: ROBERT C FRETZ SR TRUSTEE and BILLIE D FRETZ TRUSTEE

Dated this 24th day of May 2022.



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

By:
Emily Hogg
Deputy Clerk

Recorded in Public Records 03/26/2009 at 09:12 AM OR Book 6441 Page 315,
 Instrument #2009020202, Ernie Lee Magaha Clerk of the Circuit Court Escambia
 County, FL Recording \$10.00 Deed Stamps \$0.70

This instrument was prepared by:

David L. Dees
 Attorney at Law
 3300 North Pace Boulevard
 Pensacola, FL 32505

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Robert C. Fretz, Sr. and Billie D. Fretz, husband and wife, of 1051 Joaquin Road, Pensacola, FL 32506-8312, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, have granted, bargained and sold to Robert C. Fretz, Sr. and Billie D. Fretz, as Trustees of The Robert C. Fretz, Sr. and Billie D. Fretz Revocable Living Trust, Dated March 17, 2009, 1051 Joaquin Road, Pensacola, FL 32506-8312, with full power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the following described real property situate and lying in Escambia County, FL, to-wit:

Lot 3, Block D, Re-subdivision #1 of Perdido Heights, a subdivision of Lot 6, Section 2, Township 2 South, Range 32 West, Escambia County, Florida, according to the Plat recorded in Plat Book 1, Page 3 of the Public Records of said County.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, LIENS, ENCUMBRANCES AND RESERVATIONS OF RECORD ON EXECUTION DATE OF THIS DEED.

NOTE TO PROPERTY APPRAISER: The Grantors confirm that under the terms of the Trust referred to above, the Grantors have not less than a beneficial interest for life and are entitled to a homestead tax exemption pursuant to the provisions of Florida Statute 196.041(2).

And the Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of March, 2009.

Signed, sealed and delivered
 in the presence of:

David L. Dees
 David L. Dees, Witness

Robert C. Fretz
 Robert C. Fretz, Sr., Grantor

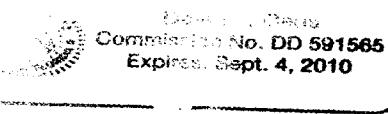
Kay F. Gardiner
 Kay F. Gardiner, Witness

Billie D. Fretz
 Billie D. Fretz, Grantor

STATE OF FLORIDA
 COUNTY OF ESCAMBIA

The foregoing document was acknowledged before me this 17th day of March, 2009, by Robert C. Fretz, Sr. and Billie D. Fretz, husband and wife, who furnished St. Dees and St. Dees, respectively, as identification, and who did not take an oath.

David L. Dees
 David L. Dees, Notary Public



PROPERTY INFORMATION REPORT

August 14, 2022
Tax Account #:10-2728-200

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 3 BLK D RE S/D OF S/D NO 1 PERDIDO HEIGHTS PB 1 P 3 OR 4929 P 263 OR 6441 P 315

SECTION 02, TOWNSHIP 2 S, RANGE 32 W

TAX ACCOUNT NUMBER 10-2728-200(1122-23)

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: NOVEMBER 7, 2022

TAX ACCOUNT #: 10-2728-200

CERTIFICATE #: 2020-5884

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.

**ROBERT C FRETZ, SR AND BILLIE D FRETZ
AS TRUSTEES OF THE ROBERT C FRETZ, SR
AND BILLIE D FRETZ REVOCABLE LIVING TRUST
DATED MARCH 17, 2009
1051 JOAQUIN RD
PENSACOLA, FL 32506**

Certified and delivered to Escambia County Tax Collector, this 14th day of August, 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**

August 14, 2022
Tax Account #: **10-2728-200**

1. The Grantee(s) of the last deed(s) of record is/are: **ROBERT C FRETZ, SR AND BILLIE D FRETZ AS TRUSTEES OF THE ROBERT C FRETZ, SR AND BILLIE D FRETZ REVOCABLE LIVING TRUST DATED MARCH 17, 2009**

By Virtue of Warranty Deed recorded 3/26/2009 in OR 6441/315

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 #: 10-2728-200

Assessed Value: \$171,179.00

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 #: 10-2728-200 CERTIFICATE #: 2020-5884

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 1, 2002 to and including August 8, 2022 Abstractor: Alicia Hahn

BY

Michael A. Campbell,
As President
Dated: August 14, 2022