

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.	9,155
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/06/2023</u> Signature, Clerk of Court or Designee	

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.

BEG AT SE COR OF NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 90 FT N 88 DEG 41 MIN 57 SEC W 133 5/10 FT S 1 DEG 18 MIN 03 SEC W 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT TO POB BEING LT 66 OF AN UNRECORDED PLAT OR 7295 P 935

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2200408

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15,
2021

723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547,

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

Account Number	Certificate No.	Date	Legal Description
11-0531-681	2020/6368	06-01-2020	BEG AT SE COR OF NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 90 FT N 88 DEG 41 MIN 57 SEC W 133 5/10 FT S 1 DEG 18 MIN 03 SEC W 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/ 10 FT TO POB BEING LT 66 OF AN UNRECORDED PLAT OR 7295 P 935

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
EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-
TRUSTEES OF THE EDDIE J BLACKWELL TRUST
DATED APRIL 15, 2021
723 OVERBROOK DRIVE
FORT WALTON BEACH, FL 32547

05-25-2022
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode Account Parcel ID →

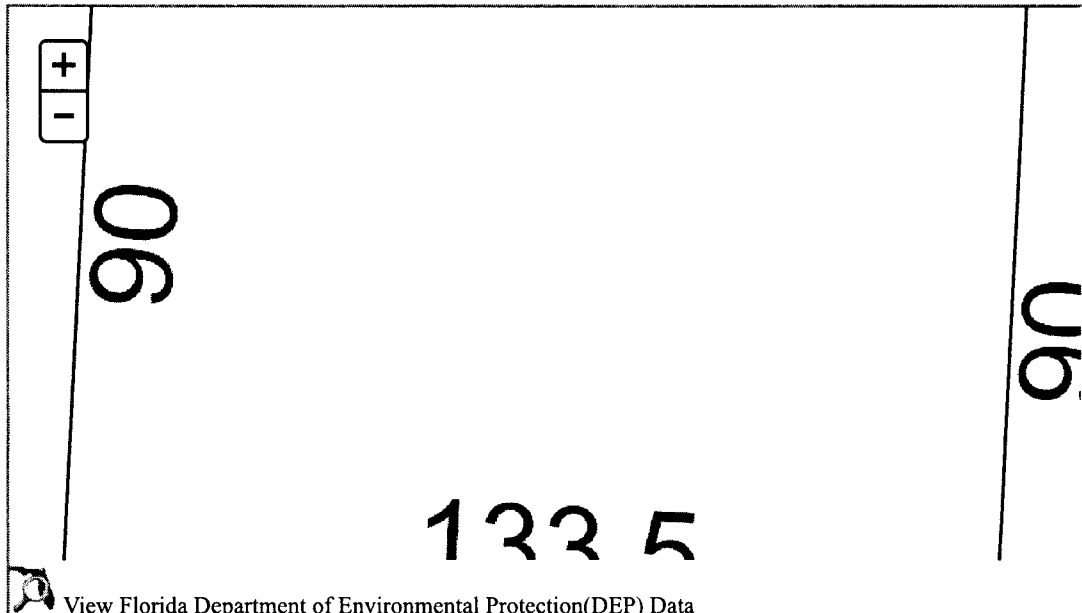
[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	201N304200000066	Year	Land	Imprv	Total	Cap Val
Account:	110531681	2021	\$15,000	\$4,842	\$19,842	\$18,310
Owners:	HOFBERGER DANIELLE ZIGLAR ZIGLAR CLAUDINE	2020	\$13,775	\$4,283	\$18,058	\$18,058
Mail:	2342 BOBWHITE LN PENSACOLA, FL 32534	2019	\$13,775	\$3,910	\$17,685	\$17,685
Situs:	2342 BOBWHITE LN 32534	Disclaimer				
Use Code:	MOBILE HOME	Market Value Breakdown Letter				
Taxing Authority:	COUNTY MSTU	Tax Estimator				
Tax Inquiry:	Open Tax Inquiry Window	File for New Homestead Exemption Online				
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)		HOMESTEAD EXEMPTION
01/08/2015	7295	935	\$17,000	WD			
11/17/2014	7259	1710	\$100	QC			
07/01/2014	7193	769	\$100	CT			
07/2007	6187	1633	\$9,000	QC			
02/2003	5063	2004	\$100	QC			
07/1998	4284	1562	\$25,000	WD			
06/1985	2079	221	\$3,000	WD			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Legal Description
							BEG AT SE COR OF NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB...
							Extra Features
							METAL SHED

Parcel Information [Launch Interactive Map](#)

Section	
Map Id:	20-1N-30-2
Approx. Acreage:	0.2811
Zoned:	MDR
Evacuation & Flood Information	
Open Report	

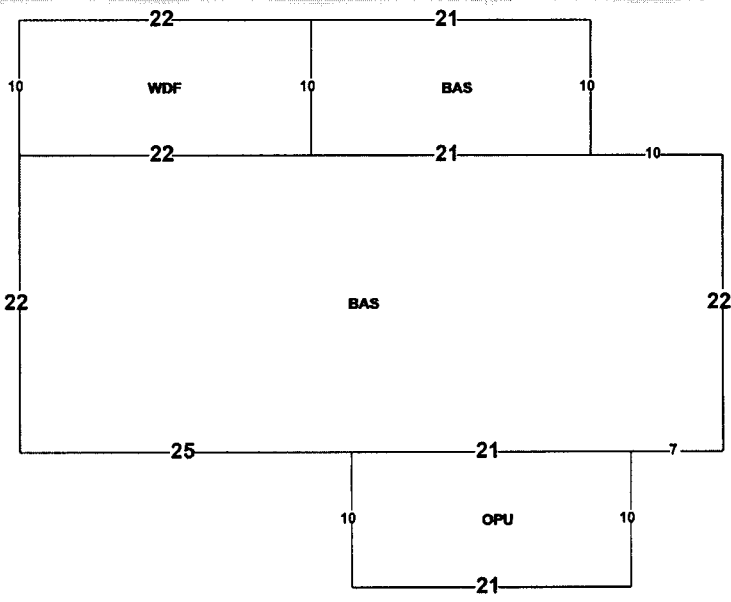


View Florida Department of Environmental Protection(DEP) Data

Buildings

Address:2342 BOBWHITE LN, Year Built: 1965, Effective Year: 1965, PA Building ID#: 123765

- Structural Elements**
- DWELLING UNITS-1
 - MH EXTERIOR WALL-WOOD SIDING
 - MH FLOOR FINISH-CARPET
 - MH FLOOR SYSTEM-TYPICAL
 - MH HEAT/AIR-HEAT & AIR
 - MH INTERIOR FINISH-PANEL PLYWOOD
 - MH MILLWORK-TYPICAL
 - MH ROOF COVER-COMP SHINGLE/WOOD
 - MH ROOF FRAMING-GABLE HIP
 - MH STRUCTURAL FRAME-TYPICAL
 - NO. PLUMBING FIXTURES-3
 - NO. STORIES-1
 - STORY HEIGHT-0



- Areas - 1806 Total SF**
- BASE AREA - 1376
 - OPEN PORCH UNF - 210
 - WOOD DECK FIN - 220

Images



10/15/2021 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS CO TRUSTEES OF THE EDDIE J BLACKWELL TRUST** holder of **Tax Certificate No. 06368**, 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 NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 90 FT N 88 DEG 41 MIN 57 SEC W 133 5/10 FT S 1 DEG 18 MIN 03 SEC W 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT TO POB BEING LT 66 OF AN UNRECORDED PLAT OR 7295 P 935

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 110531681 (0223-68)

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

DANIELLE ZIGLAR HOFBERGER and CLAUDINE ZIGLAR

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 February, which is the **6th** day of **February 2023**.

Dated this 22nd day of June 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: 110531681 Certificate Number: 006368 of 2020

Payor: DANIELLE ZIGLAR HOFBERGER 2342 BOBWHITE LN PENSACOLA, FL 32534 Date
8/26/2022

Clerk's Check #	454975302	Clerk's Total	\$517.56
Tax Collector Check #	1	Tax Collector's Total	\$1,403.06
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$1,997.62

\$1465.82

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>

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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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 006368
Redeemed Date 8/26/2022

Name DANIELLE ZIGLAR HOFBERGER 2342 BOBWHITE LN PENSACOLA, FL 32534

Clerk's Total = TAXDEED	\$517.56	1448.82
Due Tax Collector = TAXDEED	\$1,403.06	
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
------	--------	------	-------------	------------	------------

No Information Available - See Dockets



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

Tax Deed - Redemption Calculator

Account: 110531681 Certificate Number: 006368 of 2020

Redemption No Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="2/6/2023"/>	Redemption Date <input type="text" value="8/26/2022"/>
Months	9	3
Tax Collector	<input type="text" value="\$1,230.67"/>	<input type="text" value="\$1,230.67"/>
Tax Collector Interest	\$166.14	\$55.38
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$1,403.06	<input type="text" value="\$1,292.30"/> 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	\$61.56	\$20.52
Total Clerk	\$517.56	<input type="text" value="\$476.52"/> 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	\$1,997.62	\$1,785.82
	Repayment Overpayment Refund Amount	\$211.80
Book/Page	<input type="text" value="8809"/>	<input type="text" value="482"/>

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 8809, Page 482, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06368, issued the 1st day of June, A.D., 2020

TAX ACCOUNT NUMBER: 110531681 (0223-68)

DESCRIPTION OF PROPERTY:

BEG AT SE COR OF NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 90 FT N 88 DEG 41 MIN 57 SEC W 133 5/10 FT S 1 DEG 18 MIN 03 SEC W 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/10 FT TO POB BEING LT 66 OF AN UNRECORDED PLAT OR 7295 P 935

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

NAME IN WHICH ASSESSED: DANIELLE ZIGLAR HOFBERGER and CLAUDINE ZIGLAR

Dated this 26th day of August 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 #: 11-0531-681 CERTIFICATE #: 2020-6368

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: November 2, 2002 to and including November 2, 2022 Abstractor: BYRON BROWN

BY

Michael A. Campbell,
As President
Dated: November 20, 2022

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

November 20, 2022

Tax Account #: **11-0531-681**

1. The Grantee(s) of the last deed(s) of record is/are: **DANIELLE ZIGLAR HOFBERGER**

**By Virtue of Special Warranty Deed recorded 2/4/2015 in OR 7295/935 and DEATH
CERTIFICATE RECORDED 9/12/2017 IN 7775/1458**

2. The land covered by this Report is: **See Attached Exhibit "A"**

3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:

a. NONE

4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 11-0531-681

Assessed Value: \$18,859.00

Exemptions: HOMESTEAD

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: FEB 6, 2023

TAX ACCOUNT #: 11-0531-681

CERTIFICATE #: 2020-6368

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 checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2021</u> tax year.

DANIELLE ZIGLAR HOFBERGER
AND CLAUDINE ZIGLAR
2342 BOBWHITE LN
PENSACOLA, FL 32534

Certified and delivered to Escambia County Tax Collector, this 20th day of November, 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

November 20, 2022
Tax Account #:11-0531-681

LEGAL DESCRIPTION
EXHIBIT "A"

BEG AT SE COR OF NW 1/4 OF SE 1/4 OF SEC N 88 DEG 34 MIN 16 SEC W 667 FT N 1 DEG 18 MIN 03 SEC E 89 22/100 FT FOR POB CONT N 90 FT N 88 DEG 41 MIN 57 SEC W 133 5/10 FT S 1 DEG 18 MIN 03 SEC W 90 FT S 88 DEG 41 MIN 57 SEC E 133 5/ 10 FT TO POB BEING LT 66 OF AN UNRECORDED PLAT OR 7295 P 935

SECTION 20, TOWNSHIP 1 N, RANGE 30 W

TAX ACCOUNT NUMBER 11-0531-681(0223-68)

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

Recorded in Public Records 02/04/2015 at 03:57 PM OR Book 7295 Page 935,
Instrument #2015008922, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$119.00

PREPARED BY:
CAROL ZIMMERLY
3501 WEST VINE STREET #512
KISSIMMEE, FL 33844

Return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

File Number: 0416571107B
APN/PIN: 201N30-4200-000-066

SPECIAL WARRANTY DEED

This Special Warranty Deed made between WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK whose address is 8480 STAGECOACH CIRCLE, FREDERICK, MD 21701, Grantor, and DANIELLE ZIGLAR HOFBERGER, A SINGLE PERSON AND CLAUDINE ZIGLAR, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT TO SURVIVORSHIP whose address is 2342 BOB WHITE LN, PENSACOLA, FL 32534, Grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum **\$17,000.00** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in **ESCAMBIA** County, Florida, to-wit:

PARCEL66:

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE SOUTHEAST CORNER OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH 88 DEGREES 34 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 667.0 FEET; THENCE NORTH 1 DEGREES 18 MINUTES 03 SECONDS EAST, 89.22 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEGREES 18

220-FL-V3

MINUTES 03 SECONDS EAST, 90.0 FEET; THENCE NORTH 88 DEGREES 41 MINUTES 57 SECONDS WEST, 133.5 FEET; THENCE SOUTH 1 DEGREES 18 MINUTES 03 SECONDS WEST, 90.0 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES 57 SECONDS EAST, 133.5 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

- 1. Taxes and assessments for the current calendar year and all subsequent years;
- 2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
- 3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on **January 8, 2015**.



WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK

By *[Signature]* 1/8/15
 Name: **ABIGAIL R. SPANN**
 Vice President Loan Documentation
 Its:

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: *Amanda Quinn*
 Name: *Amanda Quinn*

Witness: *Scott Gates*
 Name: *Scott Gates*

220-FL-V3

State of Iowa)
) ss.
County Dallas)

On this 8th day of January, A.D. 2015, before me, a Notary Public in and for said county, personally appeared Michael E. Spahn to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPE (title) of said **WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WACHOVIA BANK**, by authority of its board of (directors or trustees) and the said (officer's name) Michael E. Spahn acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

Shawna Foddrill (Signature)
Notary Public



220-FL-V3