

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2300377

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
01-4334-730	2021/286	06-01-2021	LT 13 BLK C FOXBOROUGH PB 12 P 34 OR 7010 P 1329

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

\_\_\_\_\_  
Applicant's signature

04-26-2023  
Application Date

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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>11/01/2023</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.



# 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

1123.56

## 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 26, 2023
Property description	MARTIN VINCENT FAMILY INVESTMENTS LLC 807 BAYCLIFFS RD GULF BREEZE, FL 32561 1306 FOXBOROUGH DR 01-4334-730 LT 13 BLK C FOXBOROUGH PB 12 P 34 OR 7010 P 1329	Certificate #	2021 / 286
		Date certificate issued	06/01/2021

## 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)
# 2021/286	06/01/2021	4,643.01	232.15	4,875.16
→ Part 2: Total*				4,875.16

## 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)
# 2022/326	06/01/2022	5,121.78	6.25	256.09	5,384.12
Part 3: Total*					5,384.12

## 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)	10,259.28
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,357.96
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)	15,992.24

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 Cassidy*  
Signature, Tax Collector or Designee

Escambia, Florida

Date May 8th, 2023

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

+ \$6.25



# Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 0615302001130003 <b>Account:</b> 014334730 <b>Owners:</b> MARTIN VINCENT FAMILY INVESTMENTS LLC <b>Mail:</b> 807 BAYCLIFFS RD GULF BREEZE, FL 32561 <b>Situs:</b> 1306 FOXBOROUGH DR 32514 <b>Use Code:</b> MULTI-FAMILY <=9-TWNHSE PROJ <b>Units:</b> 4 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>					<b>Assessments</b> <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>2022</td> <td>\$40,000</td> <td>\$349,016</td> <td>\$389,016</td> <td>\$326,095</td> </tr> <tr> <td>2021</td> <td>\$40,000</td> <td>\$262,504</td> <td>\$302,504</td> <td>\$296,450</td> </tr> <tr> <td>2020</td> <td>\$40,000</td> <td>\$234,956</td> <td>\$274,956</td> <td>\$269,500</td> </tr> </tbody> </table> <p align="center"><b>Disclaimer</b></p> <p align="center"><b>Tax Estimator</b></p> <p align="center"><b>File for New Homestead Exemption Online</b></p>					Year	Land	Imprv	Total	Cap Val	2022	\$40,000	\$349,016	\$389,016	\$326,095	2021	\$40,000	\$262,504	\$302,504	\$296,450	2020	\$40,000	\$234,956	\$274,956	\$269,500										
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<b>Parcel Information</b> <div> <div> Section Map Id: 06-15-30-2   Approx. Acreage: 0.3012   Zoned:  MDR   Evacuation &amp; Flood Information <a href="#">Open Report</a> </div> </div>																																							



Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023037587 5/11/2023 1:08 PM  
OFF REC BK: 8975 PG: 1443 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. 00286**, issued the **1st day of June, A.D., 2021** 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 13 BLK C FOXBOROUGH PB 12 P 34 OR 7010 P 1329**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 014334730 (1123-56)**

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

**MARTIN VINCENT FAMILY INVESTMENTS LLC**

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Wednesday** in the month of November, which is the **1st day of November 2023**.

Dated this 10th day of May 2023.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

Pam Childers  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY FLORIDA  
INST# 2023049914 6/22/2023 12:25 PM  
OFF REC BK: 8997 PG: 526 Doc Type: RTD

## RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8975, Page 1443, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00286, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 014334730 (1123-56)

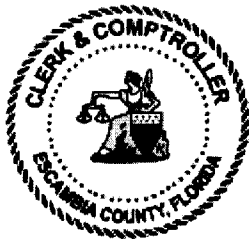
DESCRIPTION OF PROPERTY:

LT 13 BLK C FOXBOROUGH PB 12 P 34 OR 7010 P 1329

SECTION 06, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: MARTIN VINCENT FAMILY INVESTMENTS LLC

Dated this 22nd day of June 2023.



PAM CHILDERS  
CLERK OF THE CIRCUIT COURT  
ESCAMBIA COUNTY, FLORIDA

By:  
Emily Hogg  
Deputy Clerk

*20230471619*

**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

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT  
Tax Certificate Redeemed From Sale  
Account: 014334730 Certificate Number: 000286 of 2021**

**Payor: MARTIN VINCENT FAMILY INVESTMENTS LLC 575 GRAMERCY DR MARIETTA GA  
30068 Date 6/22/2023**

Clerk's Check # 5301718194  
Tax Collector Check # 1

Clerk's Total	\$503.88
Tax Collector's Total	\$17,677.68
Postage	\$60.00
Researcher Copies	\$0.00
Recording	\$10.00
Prep Fee	\$7.00
Total Received	\$18,258.56

*Reduced*  
**PAM CHILDERS**  
Clerk of the Circuit Court

Received By: *[Signature]*  
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>**





**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 #: 01-4334-730 CERTIFICATE #: 2021-0286

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: July 19, 2003 to and including July 19, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,  
As President  
Dated: August 2, 2023

**PROPERTY INFORMATION REPORT**  
**CONTINUATION PAGE**

August 2, 2023

Tax Account #: **01-4334-730**

1. The Grantee(s) of the last deed(s) of record is/are: **VINCENT MARTIN FAMILY INVESTMENTS LLC**

**By Virtue of Warranty Deed recorded 5/2/2013 in OR 7010/1329**

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 #: 01-4334-730**

**Assessed Value: \$326,095.00**

**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:** NOV 1, 2023

**TAX ACCOUNT #:** 01-4334-730

**CERTIFICATE #:** 2021-0286

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>2022</u> tax year.

**VINCENT MARTIN FAMILY**  
**INVESTMENTS LLC**  
**1306 FOXBOROUGH DR**  
**PENSACOLA, FL 32514**

**VINCENT MARTIN FAMILY**  
**INVESTMENTS LLC**  
**807 BAYCLIFFS ROAD**  
**GULF BREEZE, FL 32561**

Certified and delivered to Escambia County Tax Collector, this 2<sup>nd</sup> day of August, 2023.

**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**

**August 2, 2023**

**Tax Account #:01-4334-730**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**LT 13 BLK C FOXBOROUGH PB 12 P 34 OR 7010 P 1329**

**SECTION 06, TOWNSHIP 1 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 01-4334-730(1123-56)**

rec. 18.50  
doc 70  
19.20

Without benefit of title examination  
this instrument prepared by:  
William V. Linne, Esquire  
127 Palafox Place - Suite 100  
Pensacola, FL 32502

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS that **MARTIN FAMILY INVESTMENTS LTD.**, a Florida limited partnership acting pursuant to Florida Statute Sec. 620.157(2004) in winding up and liquidating said limited partnership's business and affairs, whose address is 807 Baycliffs Road, Gulf Breeze, Florida 32561, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, has bargained, sold, conveyed and granted unto **VINCENT MARTIN FAMILY INVESTMENTS, L. L. C.**, a Florida Limited Liability Company, whose address is 807 Baycliffs Road, Gulf Breeze, Florida 32561, hereinafter referred to as Grantee, its successors and assigns, forever, the real property located in Escambia County, Florida described as follows:

1. **(3840 Belle Meade Court)**

A parcel of land lying in Section 1, Township 2 South, Range 29 West, Escambia County, Florida, being more particularly described as follows:

Commence at the intersection of the Easterly right-of-way line of Spanish Trail (70' R/W) and the Southerly right-of-way line of Charleston Court (40' R/W); thence run North 81°14'20" East along said Southerly right-of-way line of Charleston Court for 33.35 feet to the point of curve of a circular curve concave to the Southwest having a radius of 30.00 feet and a central angle of 90°00'00"; thence run Southeasterly along the arc of said curve for an arc distance of 47.12 feet to the point of tangency; thence run South 8°45'40" East along the Westerly right-of-way line of said Charleston Court for 201.75 feet to a point which is the Point of Beginning; thence continue South 8°45'40" East along said Westerly right-of-way line for 74.66 feet to the point of curve of a circular curve concave to the Northeast having a radius of 198.48 feet and a central angle of 1°33'39"; thence run Southeasterly along the arc of said curve for an arc distance of 5.41 feet; thence leaving said right-of-way line, run South 79°40'41" West for 83.10 feet; thence run North 8°45'40" West for 82.33 feet; thence run North 81°14'20" East for 83.00 feet to the Point of Beginning. Containing 0.15 acres more or less.

**Property Appraiser's Parcel I.D. No.: 16-1S-29-1200-050-003**

2. **(1300, 1302, 1304 and 1306 Foxborough Drive)**

Lot 13, Block C, Foxborough, being a portion of Section 6, Township 1 South, Range 30 West, Escambia County, Florida, according to plat thereof recorded in Plat Book 12, Page 34, of the public records of said county.

**Property Appraiser's Parcel I.D. No.: 06-1S-30-2001-130-003**

The above properties are subject to taxes for current year and to valid easements and restrictions of record affecting the above property, if any, which are not hereby reimposed. Subject also to liens, encumbrances, oil, gas and mineral reservations of record.

Together with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining. To have and to hold the same unto the Grantee named, its successors and assigns forever.

Said Grantor does fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this 26 day of April, 2013.

Signed, sealed and delivered  
in the presence of:



William V. Linne

  
Mary Ann Watkins

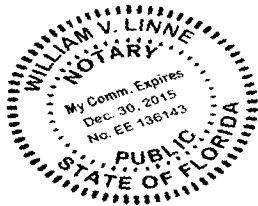
MARTIN FAMILY INVESTMENTS, LTD.,  
a Florida limited partnership

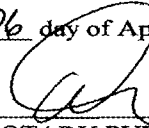
By:   
Howell J. Martin, General Partner

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the subscriber, a Notary Public, personally appeared **Howell J. Martin**, known to me to be the individual described by said name who executed the foregoing instrument, and known to be the **General Partner** of **MARTIN FAMILY INVESTMENTS, LTD.**, a Florida limited partnership, and who acknowledged and declared that he, as such General Partner of said limited partnership, and being duly authorized by it, signed its name and affixed its seal to and executed the said instrument for it and as its act and deed for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26 day of April, 2013.



  
NOTARY PUBLIC

Typed Name: William V. Linne

My Commission No.: EE 136143

My Commission Expires: 12/30/2015

clients\martin-howell\llc-vincent martin\deed to llc - esc - 1