



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

0823.28

Part 1: Tax Deed Application Information

| | | | |
|-------------------------------------|---|-------------------------|--------------|
| Applicant Name Applicant Address | EDDIE J BLACKWELL AND KEVIN W NORRIS, CO-TRUSTEES OF THE EDDIE J BLACKWELL TRUST DATED APRIL 15, 2021 2887 TRESTLE WAY CANTONMENT, FL 32533 | Application date | Apr 20, 2023 |
| Property description | SOUTHERN HARBOR MENNONITE INC 104 FERNWAY DR ATMORE, FL 36502 HIGHWAY 4 AT SANDY HOLLOW RD 12-2854-120 E 1/2 OF N1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840 | Certificate # | 2021 / 6087 |
| | | 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) |
|--------------------------------|--------------------------------------|--|----------------------|--|
| # 2021/6087 | 06/01/2021 | 166.64 | 37.53 | 204.17 |
| →Part 2: Total* | | | | 204.17 |

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) |
|--------------------------------|--|--|---------------------------------|----------------------|---|
| # 2022/6641 | 06/01/2022 | 168.66 | 6.25 | 10.82 | 185.73 |
| Part 3: Total* | | | | | 185.73 |

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) | 389.90 |
| 2. Delinquent taxes paid by the applicant | 0.00 |
| 3. Current taxes paid by the applicant | 0.00 |
| 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) | 764.90 |

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 24th, 2023

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

| 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>08/02/2023</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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2300241

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

2887 TRESTLE WAY

CANTONMENT, FL 32533,

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 |
|----------------|-----------------|------------|---|
| 12-2854-120 | 2021/6087 | 06-01-2021 | E 1/2 OF N1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840 |

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

2887 TRESTLE WAY

CANTONMENT, FL 32533

04-20-2023

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](#)

| | | | | | | |
|--|---|--|-------------|--------------|--------------|----------------|
| General Information | | Assessments | | | | |
| Parcel ID: | 075N325001000002 | Year | Land | Imprv | Total | Cap Val |
| Account: | 122854120 | 2022 | \$10,152 | \$0 | \$10,152 | \$8,840 |
| Owners: | SOUTHERN HARBOR MENNONITE INC | 2021 | \$8,037 | \$0 | \$8,037 | \$8,037 |
| Mail: | 104 FERNWAY DR ATMORE, FL 36502 | 2020 | \$8,037 | \$0 | \$8,037 | \$8,037 |
| Situs: | HIGHWAY 4 AT SANDY HOLLOW RD 32535 | Disclaimer | | | | |
| Use Code: | VACANT INSTITUTIONAL | Tax Estimator | | | | |
| Taxing Authority: | COUNTY MSTU | File for New Homestead Exemption Online | | | | |
| Tax Inquiry: | Open Tax Inquiry Window | | | | | |
| Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector | | | | | | |

| | | | | | | |
|--|-------------|---|--------------|-------------|--------------------------------------|--|
| Sales Data | | 2022 Certified Roll Exemptions | | | | |
| Sale Date | Book | Page | Value | Type | Official Records (New Window) | |
| 01/2007 | 6081 | 840 | \$15,500 | WD | | |
| Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller | | RELIGIOUS | | | | |
| | | Legal Description | | | | |
| | | E 1/2 OF N1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840 | | | | |
| | | Extra Features | | | | |
| | | None | | | | |

Parcel Information
[Launch Interactive Map](#)

Section

Map Id:
07-5N-32

Approx. Acreage:
1.9666

Zoned:
Agr

Evacuation & Flood Information
[Open Report](#)

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

Buildings

Images

None

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **EDDIE J BLACKWELL AND KEVIN W NORRIS, CO TRUSTEES** holder of **Tax Certificate No. 06087**, 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:

E 1/2 OF N1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840

SECTION 07, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122854120 (0823-28)

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

SOUTHERN HARBOR MENNONITE 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** Wednesday in the month of August, which is the **2nd day of August 2023**.

Dated this 1st 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
 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: 122854120 Certificate Number: 006087 of 2021

Payor: SOUTHERN HARBOR MENNONITE INC 104 FERNWAY DR ATMORE, FL 36502 Date
5/31/2023

| | | | |
|-----------------------|-------|-----------------------|-----------------------|
| Clerk's Check # | 28244 | Clerk's Total | \$483.36 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$817.04 |
| | | Postage | \$0.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$1,377.40 |

\$925.46
\$942.46

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
 FAMILY LAW
 JURY ASSEMBLY
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 MENTAL HEALTH
 MIS
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 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 # 2021 TD 006087
Redeemed Date 5/31/2023

Name SOUTHERN HARBOR MENNONITE INC 104 FERNWAY DR ATMORE, FL 36502

| | | |
|--|----------|----------------------|
| Clerk's Total = TAXDEED | \$483.86 | \$ 925.46 |
| Due Tax Collector = TAXDEED | \$817.04 | |
| 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
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 122854120 Certificate Number: 006087 of 2021

Redemption No Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|--------------------------------|--|--|
| | Auction Date <input type="text" value="8/2/2023"/> | Redemption Date <input type="text" value="5/31/2023"/> |
| Months | 4 | 1 |
| Tax Collector | <input type="text" value="\$764.90"/> | <input type="text" value="\$764.90"/> |
| Tax Collector Interest | \$45.89 | \$11.47 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$817.04 | <input type="text" value="\$782.62"/> 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 | \$27.36 | \$6.84 |
| Total Clerk | \$483.36 | <input type="text" value="\$462.84"/> 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 | \$1,377.40 | \$1,262.46 |
| | Repayment Overpayment Refund Amount | \$114.94 |
| Book/Page | <input type="text" value="8970"/> | <input type="text" value="1474"/> |

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 8970, Page 1474, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06087, issued the 1st day of June, A.D., 2021

TAX ACCOUNT NUMBER: 122854120 (0823-28)

DESCRIPTION OF PROPERTY:

E 1/2 OF N1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840

SECTION 07, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: SOUTHERN HARBOR MENNONITE INC

Dated this 31st day of May 2023.



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 #: 12-2854-120 CERTIFICATE #: 2021-6087

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: May 1, 2003 to and including May 1, 2023 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: May 30, 2023

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

May 30, 2023

Tax Account #: **12-2854-120**

1. The Grantee(s) of the last deed(s) of record is/are: **SOUTHERN HARBOR MENNONITE CHURCH
INC**

By Virtue of Special Warranty Deed recorded 2/5/2007 in OR 6081/840

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) 2020-2022 are delinquent.

Tax Account #: 12-2854-120

Assessed Value: \$8,840.00

Exemptions: RELIGIOUS

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: _____ **AUG 2, 2023** _____
TAX ACCOUNT #: _____ **12-2854-120** _____
CERTIFICATE #: _____ **2021-6087** _____

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. |

SOUTHERN HARBOR MENNONITE INC
104 FERNWAY DR
ATMORE, FL 36502

SOUTHERN HARBOR MENNONITE
CHURCH INC
5101 WIGGINS LAKE ROAD
WALNUT HILL, FL 32568

Certified and delivered to Escambia County Tax Collector, this 30th day of May, 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

May 30, 2023

Tax Account #:12-2854-120

**LEGAL DESCRIPTION
EXHIBIT "A"**

E 1/2 OF N 1/2 OF LT 6 LESS PART LYING N OF SR 4 OR 6081 P 840

SECTION 07, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2854-120(0823-28)

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

STATE OF FLORIDA

COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company, authorized to do business in the State of Florida, whose address and telephone number is 6775 Lenox Center Court, Memphis, Tennessee 38115, (901) 419-9000, hereinafter called **GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to the Grantor by **SOUTHERN HARBOR MENNONITE CHURCH, INC.**, an Florida corporation, authorized to do business in the State of Florida, whose address and telephone number is 5101 Wiggins Lake Road, Walnut Hill, Florida 32568, (850) 327-4903, hereinafter called **GRANTEE**, does hereby **GRANT, BARGAIN SELL AND CONVEY** unto said Grantee all that real property in the County of Escambia, State of Florida, described on **Exhibit A** and quitclaims all of Grantor's interest in any minerals owned by Grantor, included, but not limited to, Grantor's interest in any sand, clay and gravel rights (hereafter jointly referred to as the "Minerals"), lying in, on or under the real property described on **Exhibit A**, attached hereto and made a part hereof for all purposes.

This conveyance is subject to the following:

- (1) Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
- (2) Any "rollback" or additional taxes, penalties or interest imposed on the Property by any governmental authority for any year due to a change in use of the Property and the current year's real Property taxes, which will be prorated between Grantor and Grantee as of the effective date of this conveyance, assessments and other charges of any kind or nature imposed upon or levied against or on account of the Property by any governmental authority, which taxes, assessments and other charges are not yet due and payable but are liens on the Property;
- (3) Restrictions on Grantee's ability to build upon or use the Property imposed by any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
- (4) Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
- (5) All previous reservations, exceptions and conveyances of record of the oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests, including, but not limited to, the interest of Pure Resources, L.P. ("**Pure Resources**") in the oil, gas and any other liquid or gaseous hydrocarbons,

their constituent products and any other minerals produced in association therewith, pursuant to the mineral and royalty deed effective as of October 1, 2000;

(6) All claims of governmental authorities in and to any portion of the Property lying in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters or any claims of riparian rights;

(7) All matters of record, outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, cemeteries, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise, including, but not limited to, the interest of Pure Resources in the minerals restrictions agreement between International Paper Company, International Paper Realty Corporation, IP Farms, Inc., IP Petroleum Company, Inc., IP Timberlands Operating Company, Ltd., GCO Minerals Company, The Long-Bell Petroleum Company, Inc., American Central Corporation, Champion Realty Corporation, Sustainable Forests L.L.C. and SP Forests L.L.C. and Pure Resources, effective as of October 1, 2000; and

(8) Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders.

Grantor is selling the Property "AS IS, WHERE IS". Except for the warranties and representations of Grantor as set forth in this deed, Grantor has not made, does not and has not authorized anyone else to make representations as to: (i) the existence or non-existence of access to or from the Property or any portion thereof; (ii) the number of acres or volume of timber in and on the Property; (iii) the condition of the Property. **Grantee expressly acknowledges that no such representations have been made and that Grantee is not relying on any representations or warranties other than as set forth herein.**

TO HAVE AND TO HOLD the within described Property, together with the privileges and appurtenances thereunto properly belonging, and subject only to the exceptions and restrictions herein contained and referred to, unto the Grantee, its successors and assigns forever. Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through, or under Grantor, and none other, EXCEPT that no warranty is hereby extended to the conveyance of any mineral rights, including sand, clay and gravel rights, being conveyed herein.

The effective date of this conveyance shall be January 31, 2007.

IN WITNESS WHEREOF the Grantor, has hereto set its hand and seal on this the 24th day of January, 2007 to be effective as of January 31, 2007.

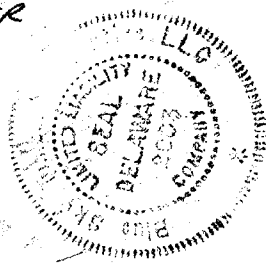
Grantor:
Blue Sky Timber Properties LLC

Attest:
By: Becky Hoiser
Name: BECKY HOISER
Title: Assistant Secretary

By: E. Wayne Plummer
Name: E. WAYNE PLUMMER
Title: Vice President

Signed, sealed and delivered
in the presence of:

Rebecca M. Hoiser
Print: REBECCA M. HOISER
Chanda Y. Briggs
Print: Chanda Y. Briggs



STATE OF TENNESSEE

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 24th day of January, 2007, by E. Wayne Plummer as Vice President of Blue Sky Timber Properties LLC, a Delaware limited liability company, who is personally known to me or who has produced Driver's License as identification and who did not take an oath.

My Commission Expires:

Nancy D. Miller
NOTARY PUBLIC

Nancy D. Miller
Printed Name of Notary Public



MY COMMISSION EXPIRES JULY 27, 2010

Exhibit A: Legal Description

ESCAMBIA COUNTY, FLORIDA

Township 5 North Range 32 West

Section 07:

East ½ of North ½ of Lot 6, LESS AND EXCEPT that portion lying North of State Road 4 and that part conveyed in Official Record Book 3945, page 366, and any portion lying within State Road No 4.

This Instrument Prepared By:

Mark E. Power, Jr.
Adams & Reese LLP
111 East Capitol Street, Suite 350
Jackson, MS 39201
(601) 353-3234

Recorded in Public Records 02/05/2007 at 01:08 PM OR Book 6081 Page 837,
Instrument #2007011159, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

2

STATE OF FLORIDA

COUNTY OF ESCAMBIA

RELEASE OF THE RIGHT OF INGRESS AND EGRESS

WHEREAS, **INTERNATIONAL PAPER COMPANY**, a New York corporation, executed and delivered a Special Warranty Deed with an effective date of February 14, 2003, in favor of **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company, with said deed being recorded on April 11, 2003, in Book 5111 Pages 0034-0051, in the office of the Deputy Clerk of Escambia County, State of Florida ("the Deed");

WHEREAS, **INTERNATIONAL PAPER COMPANY** reserved from the conveyance of the Deed certain rights of ingress and egress which affect the lands described on **Exhibit A**; and,

WHEREAS, **INTERNATIONAL PAPER COMPANY** desires to release the right of ingress and egress reserved in said Deed, described in paragraph (A) through paragraph (C) which affect the lands described on **Exhibit A** unto **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to it paid, the receipt of which is hereby acknowledged, **INTERNATIONAL PAPER COMPANY** has RELEASED, and by these presents does hereby RELEASE from said reservation, the right of ingress and egress which affect the lands described on **Exhibit A** unto **BLUE SKY TIMBER PROPERTIES LLC**, a Delaware limited liability company, including without limitation those rights more particularly set forth in (A) – (C), inclusive, listed on page 0036 of Official Record Book 5111 of the public records of Escambia County, Florida.

EXECUTED to be effective on the 24th day of January, 2007.

413627-1

RETURN TO: 0-050570-L JW
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

INTERNATIONAL PAPER COMPANY

A New York corporation

By:

E. Wayne Plummer

Name: E. Wayne Plummer

Title: Attorney-in-Fact

Signed, sealed and delivered
in the presence of:

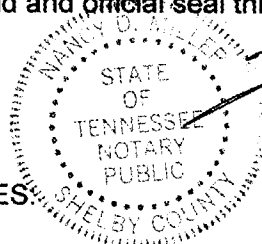
Rebecca M. Hoyer
Print: REBECCA M. HOYER
Charney A. Bly
Print: Charney A. Bly

STATE OF TENNESSEE

COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named E. Wayne Plummer, who acknowledged to me that he is the Attorney-in-Fact of **INTERNATIONAL PAPER COMPANY**, a New York corporation, and that for and on behalf of said corporation, and as its act and deed, he signed, executed and delivered the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Given under my hand and official seal this 24th day of JANUARY 2007.


Nancy D. Miller
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES JULY 27, 2010

Exhibit A: Legal Description

ESCAMBIA COUNTY, FLORIDA

Township 5 North Range 32 West

Section 07:

East ½ of North ½ of Lot 6, LESS AND EXCEPT that portion lying North of State Road 4 and that part conveyed in Official Record Book 3945, page 366, and any portion lying within State Road No 4.

This instrument prepared by:

Mark E. Power, Jr.
ADAMS & REESE LLP
111 East Capitol Street, Suite 350
Jackson, Mississippi 39201
Telephone: (601) 353-3234

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