

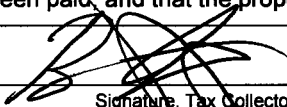


CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0725-06

| Part 1: Tax Deed Application Information | | | | | |
|--|---|--|--|--|---|
| Applicant Name Applicant Address | ELEVENTH TALENT, LLC PO BOX 769 PALM CITY, FL 34991 | | Application date | Apr 25, 2024 | |
| Property description | RIDDLE BRANDON BARTLETT 18501 OWENS ROAD BAY MINETTE, AL 36507 7025 CASSIDY RD 12-2842-200 S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 7130 P 1097 LESS MIN (Full legal attached.) | | Certificate # | 2022 / 6638 | |
| | | | Date certificate issued | 06/01/2022 | |
| 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) | |
| # 2022/6638 | 06/01/2022 | 594.10 | 29.71 | 623.81 | |
| →Part 2: Total* | | | | 623.81 | |
| 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) |
| # 2023/6748 | 06/01/2023 | 1,286.97 | 6.25 | 212.35 | 1,505.57 |
| Part 3: Total* | | | | | 1,505.57 |
| 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) | | | | 2,129.38 | |
| 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) | | | | 2,504.38 | |
| 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:  | | | Escambia, Florida Date April 26th, 2024 | | |

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>07/02/2025</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.

S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 7130 P 1097 LESS MINERAL RIGHTS

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400759

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991,

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 |
|----------------|-----------------|------------|--|
| 12-2842-200 | 2022/6638 | 06-01-2022 | S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 7130 P 1097 LESS MINERAL RIGHTS |

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
ELEVENTH TALENT, LLC
PO BOX 769
PALM CITY, FL 34991

04-25-2024
Application Date

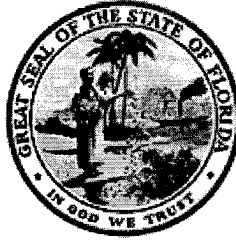
Applicant's signature

| | |
|--|--|
| Agr | |
| Agr | |
| Evacuation & Flood Information | |
| Open Report | |
| Buildings | |
| Images | |
| None | |

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/07/2024 (tc.5464)

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: 122842200 Certificate Number: 006638 of 2022

Payor: KATIE RIDDLE 18501 OWENS ROAD BAY MINETTE, AL 36507 **Date 5/8/2024**

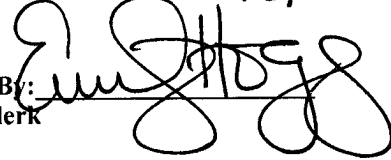
| | | | |
|-----------------------|---|-----------------------|---------------------------------------|
| Clerk's Check # | 1 | Clerk's Total | \$558.60 \$2,691.04 |
| Tax Collector Check # | 1 | Tax Collector's Total | \$3,741.12 |
| | | Postage | \$100.00 |
| | | Researcher Copies | \$0.00 |
| | | Recording | \$10.00 |
| | | Prep Fee | \$7.00 |
| | | Total Received | \$3,749.72 |

#2,708.04

+ \$94.78 card fee

PAM CHILDERS
Clerk of the Circuit Court

\$2,802.82

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
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
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 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 # 2022 TD 006638

Redeemed Date 5/8/2024

Name KATIE RIDDLE 18501 OWENS ROAD BAY MINETTE, AL 36507

| | | |
|--|------------|-------------------|
| Clerk's Total = TAXDEED | \$558.60 | \$2,691.04 |
| Due Tax Collector = TAXDEED | \$3,074.12 | |
| Postage = TD2 | \$100.00 | |
| 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: 122842200 Certificate Number: 006638 of 2022

Redemption ☐ Yes ☒ Application Date Interest Rate

| | Final Redemption Payment ESTIMATED | Redemption Overpayment ACTUAL |
|-----------------------------------|--|---|
| | Auction Date <input type="text" value="7/2/2025"/> | Redemption Date <input type="text" value="5/8/2024"/> |
| Months | 15 | 1 |
| Tax Collector | <input type="text" value="\$2,504.38"/> | <input type="text" value="\$2,504.38"/> |
| Tax Collector Interest | \$563.49 | \$37.57 |
| Tax Collector Fee | <input type="text" value="\$6.25"/> | <input type="text" value="\$6.25"/> |
| Total Tax Collector | \$3,074.12 | <input type="text" value="\$2,548.20"/> 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 | \$102.60 | \$6.84 |
| Total Clerk | \$558.60 | <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="\$100.00"/> | <input type="text" value="\$0.00"/> |
| Researcher Copies | <input type="text" value="\$0.00"/> | <input type="text" value="\$0.00"/> |
| Total Redemption Amount | \$3,749.72 | \$3,028.04 |
| | Repayment Overpayment Refund Amount | \$721.68 |
| Book/Page | <input type="text"/> | <input type="text"/> |

Notes

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 9143, Page 1896, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 06638, issued the 1st day of June, A.D., 2022

TAX ACCOUNT NUMBER: 122842200 (0725-06)

DESCRIPTION OF PROPERTY:

**S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 8621 P 1186
LESS MINERAL RIGHTS**

SECTION 06, TOWNSHIP 5 N, RANGE 32 W

NAME IN WHICH ASSESSED: BRANDON BARTLETT RIDDLE

Dated this 8th day of May 2024.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **ELEVENTH TALENT LLC** holder of **Tax Certificate No. 06638**, issued the **1st** day of **June, A.D., 2022** 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:

**S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 8621 P 1186
LESS MINERAL RIGHTS**

SECTION 06, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 122842200 (0725-06)

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

BRANDON BARTLETT RIDDLE

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 July, which is the **2nd day of July 2025**.

Dated this 8th day of May 2024.

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



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 #: 12-2842-200 CERTIFICATE #: 2022-6638

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: March 17, 2005 to and including March 17, 2025 Abstractor: Pam Alvarez

BY

Michael A. Campbell,
As President
Dated: March 20, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

March 20, 2025

Tax Account #: **12-2842-200**

1. The Grantee(s) of the last deed(s) of record is/are: **BRANDON BARTLETT RIDDLE**
By Virtue of General Warranty Deed recorded 9/21/2021 in OR 8621/1186
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. **Notice of Lien in favor of Emerald Coast Utilities Authority recorded 7/19/2023 OR 9011/112**
4. Taxes:
Taxes for the year(s) NONE are delinquent.
Tax Account #: 12-2842-200
Assessed Value: \$84,000.00
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: JUL 2, 2025

TAX ACCOUNT #: 12-2842-200

CERTIFICATE #: 2022-6638

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>2024</u> tax year. |

BRANDON BARTLETT RIDDLE
18501 OWENS ROAD
BAY MINETTE, AL 36507

BRANDON BARTLETT RIDDLE
5622 THISTLEDOWN COURT
PACE, FL 32571

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514-0311

Certified and delivered to Escambia County Tax Collector, this 20th day of March 2025.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

March 20, 2025

Tax Account #:12-2842-200

**LEGAL DESCRIPTION
EXHIBIT "A"**

**S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 8621 P
1186 LESS MINERAL RIGHTS**

SECTION 06, TOWNSHIP 5 N, RANGE 32 W

TAX ACCOUNT NUMBER 12-2842-200(0725-06)

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

Recorded in Public Records 9/21/2021 4:23 PM OR Book 8621 Page 1186,
Instrument #2021103561, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$875.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Guarantee Title Company

4284 Hwy 90

Pace, FL 32571

Property Appraisers Parcel Identification (Folio) Numbers: 065N322401000001

File # 9706

Space Above This Line For Recording Data _____

General Warranty Deed

THIS WARRANTY DEED, made the 17 day of Sept, 2021, **Linda Lowrey, an unmarried woman**, whose post office address is **6011 Rockaway Creek Walnut Hill, FL 32568**, herein called the grantors, to **Brandon Bartlett Riddle, an unmarried man**, whose post office address is **5622 Thistledown Court Pace, FL 32571**, hereinafter called the Grantee:

(Wherever 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)

This is a Non Homestead Property for the Grantors

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **ESCAMBIA** County, State of Florida, viz.:

LEGAL:

The South Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West, Escambia County, Florida, LESS AND EXCEPT the East 264 feet thereof; Also a non-exclusive easement or right of way for ingress and egress and utility installation and maintenance across the following described property: Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West; thence run South 1980 feet, more or less, to the Southeast corner of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West; thence run South 20 feet; thence run West 264 feet; thence run North 20 feet; thence run East 244 feet; thence run North 1980 feet, more or less, to a point 20 feet due West of the beginning point; thence run East 20 feet back to the Northeast corner of the said Northeast Quarter of the Northwest Quarter which is the Point of Beginning;

The East 264 feet of the South Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West, Escambia County, Florida.

Subject to a non-exclusive easement or right of way for ingress and egress and utility installation and maintenance across the East 20 feet thereof. Also a non-exclusive easement or right of way for ingress and egress and utility installation and maintenance across the following described property: Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West; thence run South 1980 feet, more or less, to the Southeast corner of the North Half of the Southeast Quarter of the Northwest Quarter of Section 6, Township 5 North, Range 32 West; thence run West 20 feet; thence run North 1980 feet, more or less, to a Point 20 feet due West of the beginning point; thence run East 20 feet back to the Northeast corner of the said Northeast Quarter of the Northwest Quarter which is the Point of Beginning.

Subject to any prior reservation or reservations of oil, gas and minerals in, on or under the above described lands, and to the extent that the Grantor possesses any interest in the oil, gas and minerals in, on or under the subject property, all of such interest or interests are hereby reserved by the Grantor in the proportion presently owned, with it being expressly understood that no interest or interests whatsoever in oil, gas and minerals is or are being conveyed through this conveyance.

Subject to taxes for current year and to valid easements and restrictions of record affecting.

BK: 8621 PG: 1187 Last Page

Subject to easements and restrictions of record.

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 grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature
BRANDON SPAIN
Witness #1 Printed Name

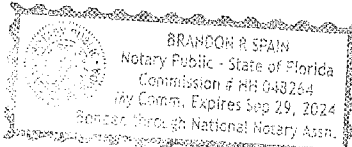
[Signature]
Linda Lowrey

[Signature]
Witness #2 Signature
James Hatfield
Witness #2 Printed Name

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 17 day of SEP, 2021, by **Linda Lowrey** who are personally known to me or have produced a as identification and did (did not) take an oath.

NOTARY SEAL/STAMP



[Signature]
Notary Public
BRANDON SPAIN
Printed Notary Name

Recorded in Public Records 7/19/2023 12:30 PM OR Book 9011 Page 112,
Instrument #2023057837, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00

This Instrument Was Prepared
By And Is To Be Returned To:
PROCESSING
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:
S1/2 OF SE1/4 OF NW1/4 LESS E 264 FT ALSO E 264 FT OF S1/2 OF SE1/4 OF NW1/4 OR 8621 P 1186
LESS MINERAL RIGHTS

Customer: RIDDLE BRANDON BARTLETT

Account Number: 457951-203262

Amount of Lien: \$104.07, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

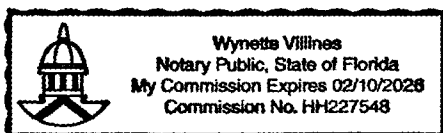
Dated: 07/14/2023

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 14TH day of JULY, 2023, by SUE ELLEN DUMAGUING of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.



[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11