



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

0725-70

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	JUAN C CAPOTE MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK 780 NW 42 AVE #204 MIAMI, FL 33126	Application date	Apr 17, 2024
Property description	HUDNELL SHARON M 212 NORCROSS ST BOSSIER CITY, LA 71111 900 FT PICKENS RD 423 17-0009-726 UNIT 423 SANTA ROSA DUNES CONDOMINIUM PHASE I ALSO 1/107 INT IN COMMON ELEMENTS OR 6913 P 1210/1213/ (Full legal attached.)	Certificate #	2022 / 7609
		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)
# 2022/7609	06/01/2022	2,360.70	118.04	2,478.74
→Part 2: Total*				2,478.74

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)
# 2023/7779	06/01/2023	2,520.42	6.25	155.95	2,682.62
Part 3: Total*					2,682.62

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	5,161.36
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)	5,536.36

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 26th, 2024

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

46.25

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

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.

UNIT 423 SANTA ROSA DUNES CONDOMINIUM PHASE I ALSO 1/107 INT IN COMMON ELEMENTS OR 6913 P 1210/1213/1216/1219 OR 7979 P 678 OR 7995 P 567 OR 8082 P 1434 OR 8127 P 1805 SHEET 1

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400413

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

JUAN C CAPOTE
MIKON FINANCIAL SERVICES, INC. AND OCEAN BANK
780 NW 42 AVE #204
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
17-0009-726	2022/7609	06-01-2022	UNIT 423 SANTA ROSA DUNES CONDOMINIUM PHASE I ALSO 1/107 INT IN COMMON ELEMENTS OR 6913 P 1210/1213/1216/1219 OR 7979 P 678 OR 7995 P 567 OR 8082 P 1434 OR 8127 P 1805 SHEET 1

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 #204
MIAMI, FL 33126

04-17-2024
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](#)

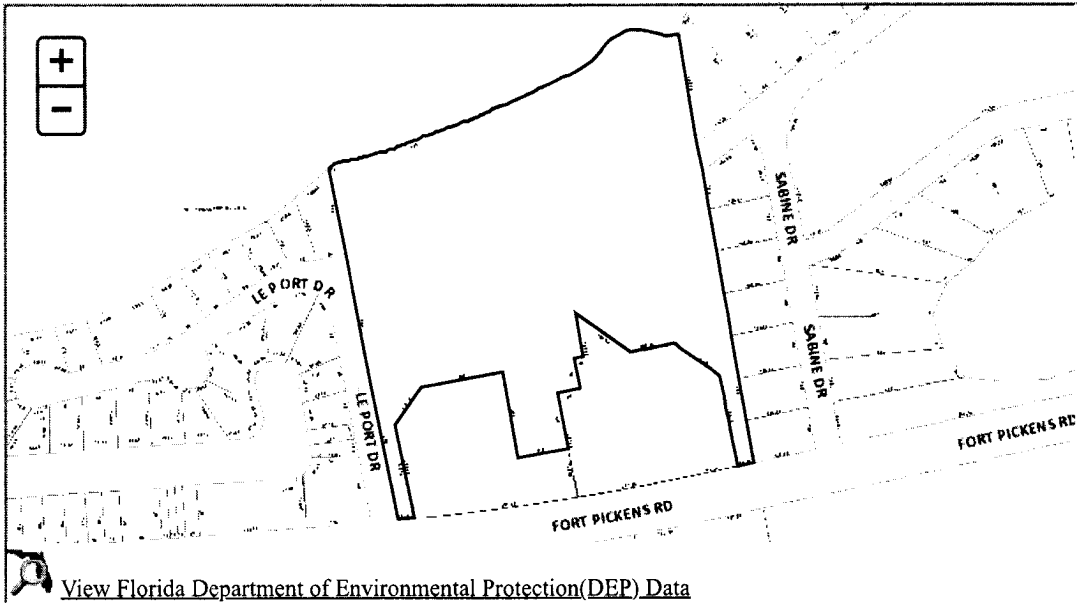
General Information Parcel ID: 2825261003423001 Account: 170009726 Owners: HUDNELL SHARON M Mail: 212 NORCROSS ST BOSSIER CITY, LA 71111 Situs: 900 FT PICKENS RD 423 32561 Use Code: CONDO-RES UNIT Taxing Authority: PENSACOLA BEACH Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						Assessments <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>2023</td> <td>\$0</td> <td>\$171,882</td> <td>\$171,882</td> <td>\$157,260</td> </tr> <tr> <td>2022</td> <td>\$0</td> <td>\$149,463</td> <td>\$149,463</td> <td>\$142,964</td> </tr> <tr> <td>2021</td> <td>\$0</td> <td>\$129,968</td> <td>\$129,968</td> <td>\$129,968</td> </tr> </tbody> </table> Disclaimer Tax Estimator File for Exemption(s) Online Report Storm Damage					Year	Land	Imprv	Total	Cap Val	2023	\$0	\$171,882	\$171,882	\$157,260	2022	\$0	\$149,463	\$149,463	\$142,964	2021	\$0	\$129,968	\$129,968	\$129,968																																																																
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Extra Features None																																																																																														
Parcel Information																																																																																														

[Launch Interactive Map](#)

Section
Map Id:
PB001-1

Approx.
Acreage:
13.5276

Zoned: 
HDR/C-PB
HDR/C-PB
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HDR/C-PB



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

Evacuation
& Flood
Information
[Open](#)
[Report](#)

Buildings

Address: 900 FT PICKENS RD 423, Year Built: 1981, Effective Year: 1981, PA Building ID#: 28775

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV WD/LA
FLOOR COVER-VINYL/CORK
FOUNDATION-SLAB ABOVE GRDE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-8
NO. STORIES-2
ROOF COVER-COMPOSITION SHG
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

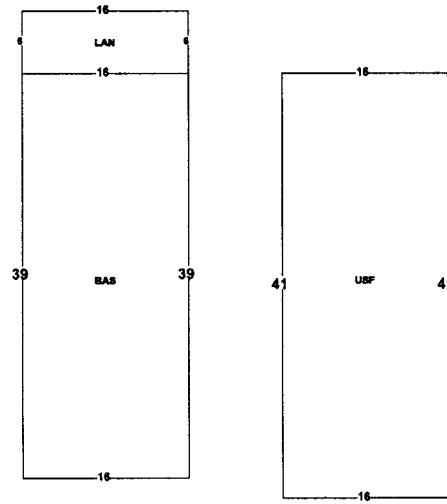


Areas - 1376 Total SF

BASE AREA - 624

LANAI - 96

UPPER STORY FIN - 656



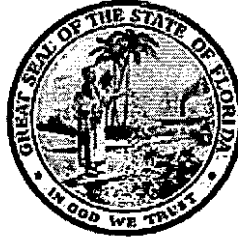
Images

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: 04/30/2024 (tc.5259)

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: 170009726 Certificate Number: 007609 of 2022**

Payor: SHARON HUDNELL 212 NORCROSS ST BOSSIER CITY, LA 71111 Date 6/5/2024

Clerk's Check #	9170527701	Clerk's Total	\$558.60
Tax Collector Check #	1	Tax Collector's Total	\$6,788.29
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$7,463.89

\$5,918.38
\$5,935.38

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
 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

Case # 2022 TD 007609

Redeemed Date 6/5/2024

Name SHARON HUDNELL 212 NORCROSS ST BOSSIER CITY, LA 71111

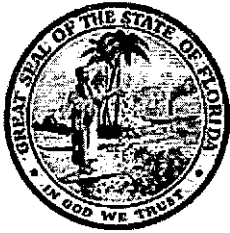
Clerk's Total = TAXDEED	\$558.60 \$5,918.38
Due Tax Collector = TAXDEED	\$6,788.29
Postage = TD2	\$100.00
ResearcherCopies = TD6	\$0.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets




PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 170009726 Certificate Number: 007609 of 2022

Redemption ☐ No ☒ 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="6/4/2024"/> 
Months	15	2
Tax Collector	<input type="text" value="\$5,536.36"/>	<input type="text" value="\$5,536.36"/>
Tax Collector Interest	\$1,245.68	\$166.09
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$6,788.29	<input type="text" value="\$5,708.70"/> <i>TC</i>
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	\$13.68
Total Clerk	\$558.60	<input type="text" value="\$469.68"/> <i>CH</i>
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$70.00"/>
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	\$7,463.89	\$6,255.38
	Repayment Overpayment Refund Amount	\$1,208.51
Book/Page	<input type="text"/>	<input type="text"/>

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MIKON FINANCIAL SERVICES INC AND OCEAN BANK** holder of **Tax Certificate No. 07609**, 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:

UNIT 423 SANTA ROSA DUNES CONDOMINIUM PHASE I ALSO 1/107 INT IN COMMON ELEMENTS OR 6913 P 1210/1213/1216/1219 OR 7979 P 678 OR 7995 P 567 OR 8082 P 1434 OR 8127 P 1805 SHEET 1

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170009726 (0725-70)

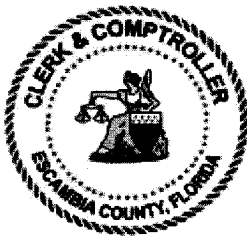
The assessment of the said property under the said certificate issued was in the name of

SHARON M HUDNELL

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 5th day of June 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 #: 17-0009-726 CERTIFICATE #: 2022-7609

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 #: **17-0009-726**

1. The Grantee(s) of the last deed(s) of record is/are: **LEASEHOLD: SHARON M HUDNELL**

By Virtue of Assignment of Leasehold Interest recorded 7/11/2019 in OR 8127/1805, Order of Summary Administration recorded 4/23/2019 in OR 8082/1434, Lease Assignment recorded 9/28/2012 in OR 6913/1216, Lease Assignment recorded 9/28/2012 in OR 6913/1213, Lease Assignment recorded 9/28/2012 in OR 6913/1210, Lease Assignment recorded 9/28/2012 in OR 6913/1219 and Certification of Death for Larry Earl Hudnell recorded 10/5/2018 in OR 7979/678

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 #: 17-0009-726

Assessed Value: \$172,986.00

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): **SANTA ROSA DUNES OWNERS ASSOCIATION INC AND SANTA ROSA ISLAND AUTHORITY**

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 #: 17-0009-726
CERTIFICATE #: 2022-7609

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.

SHARON M HUDNELL
900 FT PICKENS RD UNIT 423
PENSACOLA BEACH, FL 32561

SHARON M HUDNELL
212 NORCROSS ST
BOSSIER CITY, LA 71111

SANTA ROSA ISLAND AUTHORITY
25 VIA DE LUNA DR
PENSACOLA BEACH, FL 32561

SANTA ROSA DUNES OWNERS
ASSOCIATION INC
900 FT PICKENS RD
PENSACOLA BEACH, FL 32561

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 #:17-0009-726

LEGAL DESCRIPTION EXHIBIT "A"

**UNIT 423 SANTA ROSA DUNES CONDOMINIUM PHASE I ALSO 1/107 INT IN COMMON
ELEMENTS OR 6913 P 1210/1213/1216/1219 OR 7979 P 678 OR 7995 P 567 OR 8082 P 1434 OR 8127 P
1805 SHEET 1**

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0009-726(0725-70)

Recorded in Public Records 7/11/2019 3:00 PM OR Book 8127 Page 1805,
Instrument #2019060475, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$0.70

This Instrument Prepared By:
RICHARD N. SHERRILL, ESQUIRE
CLARK PARTINGTON
Post Office Box 13010
Pensacola, Florida 32591-3010

TAX PARCEL I.D. No.: 282S261003423001

ASSIGNMENT OF LEASEHOLD INTEREST

THIS ASSIGNMENT OF LEASE is made the 20 day of June, 2019, by **DAVID ARNOLD MONTGOMERY, MARK LYNN MONTGOMERY and SHARON LEE MONTGOMERY HUDNELL** ("Assignors"), as **present owners and holders of a 7.125 percent leasehold interest in the property described hereinbelow**, in favor of **SHARON M. HUDNELL** ("Assignee"), whose address is 212 Norcross Street, Bossier City, Louisiana 71111.

Assignors, for and in consideration of Ten Dollars and 00/100 (\$10.00), the receipt, adequacy and sufficiency of which is hereby acknowledged, hereby assign, transfer and convey to the Assignee *all of their rights, title and interest in and to the 7.125 percent leasehold interest in and to the property commonly referred to as 900 Ft. Pickens Road, Unit 423, Pensacola Beach, Florida 32561* (the "Property"), which is not Assignors' Constitutional homestead at the time of executing this instrument, described as follows:

That certain condominium parcel composed of Unit No. 423 of SANTA ROSA DUNES, A CONDOMINIUM, according to the Declaration of Condominium dated December 22, 1980, recorded in Official Record Book 1507 at pages 95 through 234, as amended by Amendment to Declaration of said Condominium dated May 26, 1981 recorded in Official Record Book 1545 at pages 754 through 764, as further amended by Certificate of Amendment to Declaration of said Condominium dated March 30, 1983, recorded in Official Record Book 1749 at pages 272 through 296, as further amended by Amendment to Declaration of said Condominium dated June 14, 1984, recorded in Official Record Book 1927 at pages 140 through 155, and as further amended by Amendment to Declaration of said Condominium dated September 11, 1984, recorded in Official Record Book 1951 at pages 590 through 605, all of said recording references being to the public records of Escambia County, Florida; together with an undivided 1/107th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of SANTA ROSA DUNES, A CONDOMINIUM, as amended.

TO HAVE AND TO HOLD the same unto the Assignee for the full unexpired term of the Lease; Subject to assessments, taxes, conditions, restrictions, reservations, limitations, and easements of record.

Assignors warrant that Assignors are the lawful owners of the above-described leasehold interest in and to the Property; that the Lease is in full force and effect and not in default; and the Property is free and clear of and from all encumbrances, except as stated hereinabove; that Assignors have good right to make this assignment; and that Assignors shall make such further assurances to perfect the leasehold estate in such property and every party thereof; and that Assignors will defend the same against the lawful claims of all persons whomsoever.

BK: 8127 PG: 1806

Signature Page for David Arnold Montgomery
Assignment of Leasehold Interest
Parcel Number: 2825261003423001

Assignee, by acceptance of this assignment, assumes Assignors' remaining leasehold obligations as such pertain to the Property.

IN WITNESS WHEREOF, Assignor, DAVID ARNOLD MONTGOMERY, has executed this instrument on the date set forth below:

WITNESSES:

ASSIGNOR:

Rachel Maynard
First Witness Signature

David Arnold Montgomery
DAVID ARNOLD MONTGOMERY

Rachel Maynard
First Witness Printed Name

Krystal Broadway
Second Witness Signature

Krystal Broadway
Second Witness Printed Name

STATE OF Louisiana
COUNTY/PARISH OF Bossier

The foregoing instrument was acknowledged before me this 20 day of June, 2019, by **DAVID ARNOLD MONTGOMERY**, who is () personally known to me (✓) or who produced _____ as identification.

Sandra R. Johnson
[Signature of Notary Public]
Sandra R. Johnson
[Print, Type or Stamp Name of Notary Public]
State of Louisiana at Large
Commission Number: 041865
My Commission Expires: 1-10-24

[Notarial Seal]
A3447163.DOCX

SANDRA R. JOHNSON
NOTARY PUBLIC ID No. 041865
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

[Additional Signature Pages to Follow]

DOCUMENT NOT PREPARED
BY NOTARY. NOTARIZED
SIGNATURE ONLY.

BK: 8127 PG: 1807

Signature Page for Mark Lynn Montgomery
Assignment of Leasehold Interest
Parcel Number: 282S261003423001

IN WITNESS WHEREOF, Assignor, MARK LYNN MONTGOMERY, has executed this instrument on the date set forth below:

WITNESSES:

ASSIGNOR:

Rachel Maynard
First Witness Signature

Mark Lynn Montgomery
MARK LYNN MONTGOMERY

Rachel Maynard
First Witness Printed Name

Linda Burks
Second Witness Signature

Linda Burks
Second Witness Printed Name

STATE OF Louisiana
COUNTY/PARISH OF Bossier

The foregoing instrument was acknowledged before me this 19 day of June, 2019, by **MARK LYNN MONTGOMERY**, who is () personally known to me (☒) or who produced _____ as identification.

Sandra R. Johnson
[Signature of Notary Public]
Sandra R. Johnson
[Print, Type or Stamp Name of Notary Public]
State of Louisiana at Large
Commission Number: 041865
My Commission Expires: 1-10-24

SANDRA R. JOHNSON
NOTARY PUBLIC ID No. 041865
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE

[Notarial Seal]

A3447163.DOCX

DOCUMENT NOT PREPARED
BY NOTARY. NOTARIZED
SIGNATURE ONLY.

BK: 8127 PG: 1808 Last Page

Signature Page for Sharon Lee Montgomery Hudnell
 Assignment of Leasehold Interest
 Parcel Number: 282S261003423001

IN WITNESS WHEREOF, Assignor, SHARON LEE MONTGOMERY HUDNELL, has
 executed this instrument on the date set forth below:

WITNESSES:

ASSIGNOR:

Linda Burks
 First Witness Signature

Sharon Lee Montgomery Hudnell
 SHARON LEE MONTGOMERY HUDNELL

Linda Burks
 First Witness Printed Name

Rachel Maynard
 Second Witness Signature

Rachel Maynard
 Second Witness Printed Name

STATE OF Louisiana
 COUNTY/PARISH OF BOSSIER

The foregoing instrument was acknowledged before me this 19 day of
June, 2019, by **SHARON LEE MONTGOMERY HUDNELL**, who is ()
 personally known to me (☒) or who produced _____
 as identification.

Sandra R. Johnson
 [Signature of Notary Public]
Sandra R. Johnson
 [Print, Type or Stamp Name of Notary Public]
 State of Louisiana at Large
 Commission Number: 041865
 My Commission Expires: 1-10-24

[Notarial Seal]

A3447163.DOCX

SANDRA R. JOHNSON
 NOTARY PUBLIC ID No. 041865
 BOSSIER PARISH, LOUISIANA
 MY COMMISSION IS FOR LIFE

DOCUMENT NOT PREPARED
 BY NOTARY. NOTARIZED
 SIGNATURE ONLY.

Recorded in Public Records 09/28/2012 at 03:45 PM OR Book 6913 Page 1216,
Instrument #2012074300, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

SCANNED**LEASE ASSIGNMENT**

STATE OF FLORIDA

STATE OF LOUISIANA

COUNTY OF ESCAMBIA

PARISH OF BOSSIER

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Succession of Virginia Nelson Montgomery, herein represented by its duly authorized Co-executors, Mark L. Montgomery, David A. Montgomery and Sharon M. Hudnell, all of the children of the decedent, sometimes referred to herein as the "Assignor," for and in consideration of the payment to it of One Hundred and No/100 (\$100.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which herewith are acknowledged, herewith grants, bargains, sells, conveys, assigns, transfers, and sub-leases and by these presents does grant, bargain, sell, convey, assign, transfer and sub-lease unto Sharon M. Hudnell and Larry E. Hudnell, husband and wife, 212 Norcross, Bossier City, Louisiana 71111, sometimes referred to as "Assignees," their heirs, legatees, personal representatives, successors and assigns, forever, the undivided 7.125% percent interest of the Assignor in and to the following described leasehold interest of the Assignor in the following described property situate, lying and being in Escambia County, Florida, to-wit:

An interest as sub-lessee or assignee, or both, of the undersigned as successor assignees or sub-lessees, or both, in the lease agreement between Santa Rosa Island Authority, as an agent of Escambia County, Florida, and Quadricentennial Commission of Pensacola, dated November 14, 1958, recorded in Official Records Book 283 at Page 114, as amended by that First Amendment between the same parties dated October 16, 1961, recorded in Official Records Book 650 at Page 100, as further amended by the Lease Amendment between Santa Rosa Island Authority and Southeast Motels, Inc. (assignee from Quadricentennial Commission of Pensacola) in that Lease Amendment dated November 15, 1972, recorded in official Records Book 653 at Page 674, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated December 30, 1976, recorded in Official Records Book 1405 at Page 557, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated April 24, 1979, recorded in Official Records Book 1406 at Page 472, as further amended by Third Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated January 7, 1982, recorded in Official Records Book 1616 at Page 94, and as further amended by the Fourth Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated August 12, 1983, recorded in Official Records Book 1799 at Page 145, all of said recording references being to the public records of Escambia County, Florida, in the following described property, all lying and being in Escambia County, Florida, to-wit:

That certain condominium parcel composed of Unit No. 423 of Santa Rosa Dunes, a Condominium, according to the Declaration of Condominium dated December 22, 1980, recorded in Official Records Book 1507 at pages 95 through 234, as amended by Amendment to Declaration of said Condominium dated May

26, 1981 recorded in Official Records Book 1545 at pages 754 through 764, as further amended by Certificate of Amendment to Declaration of said Condominium dated March 30, 1983, recorded in Official Record Book 1749 at pages 272 through 296, as further amended by Amendment to Declaration of said Condominium dated June 14, 1984, recorded in Official Records Book 1927 at pages 140 through 155, and as further amended by Amendment to Declaration of said Condominium dated September 11, 1984, recorded in Official Records Book 1951 at pages 590 through 605, all of said recording references being to the public records of Escambia County, Florida; together with an undivided 1/107th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Santa Rosa Dunes, a Condominium, as amended; together with the following personal property: stove and hood, refrigerator, dishwasher, disposal, compactor, washer, dryer, wall-to-wall carpet, and heating and air conditioning equipment; and also all furniture, furnishings, fixtures, appliances, kitchen equipment and accessories located in or upon or appurtenant to said Unit.

TO HAVE AND TO HOLD the same unto the Assignees, their heirs, legatees, personal representatives, successors and assigns, from the date hereof for and during all the remainder of the term of ninety-nine (99) years mentioned in said lease, as same relates to the property herein assigned and transferred and sub-leased together with all rights, titles and options conferred thereby and existing thereunder, and together with the said interest in the leasehold estate in the above-described property created thereby and existing by reason of the above-mentioned lease, subject to the rents, covenants, conditions, and provisions therein mentioned.

And the undersigned Assignor, for itself, its respective heirs, legatees, personal representatives, successors and assigns, warrants to and with the Assignees, their heirs, legatees, personal representatives, successors and assigns, as the case may be, that said lease is valid and enforceable and has not been altered, modified, or amended in any manner whatsoever, except as noted herein, that neither the Lessee nor the undersigned as the successor Lessees are in default under any of the terms, covenants or conditions of said lease; that all rent reserved in and all other sums payable by the successor Lessees under the terms of the said lease currently are paid; and that the undersigned is well seized of its respective undivided interest as set forth above in the leasehold estate in and to the portion of the property described in said lease, subject however to said Declaration of Condominium and each Amendment thereof, under and by virtue of the terms of said lease, and Assignor has a good right to assign and transfer said lease, and sub-lease any portion of its undivided leasehold interest thereunder; that its respective undivided leasehold interest under said lease is free from encumbrances, except as otherwise noted herein, and except for the covenants, conditions and provisions of said Declaration of Condominium, any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes, if any are due, and any intangible property taxes due thereon for 2006 and subsequent years, and any mineral conveyances and reservations of record; and that the undersigned Assignor, its respective heirs, legatees, personal representatives, successors and assigns, forever shall and will warrant and defend the Assignee in the quiet and peaceable possession and enjoyment of said respective undivided

interest in the leasehold estate and the portion thereof hereby conveyed to Assignees as assignees or sub-lessees, or both, against all persons lawfully claiming the same.

The Assignor by the execution hereof intends to and hereby does grant, bargain, convey, assign and transfer and sub-lease unto the Assignees, in the percentage shown, all of its undivided right, title and interest in the property and leasehold interest as hereinabove described. After the execution and delivery of this Lease Assignment, Assignees are and shall be the owners, in undivided ownership, of the abovesaid leasehold interest in the said Condominium Unit 423, Santa Rosa Dunes.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal this 26 day of January, 2006.

Signed, sealed and
delivered in the
presence of:

Sign:

Print:

Carla Wright
Carla Wright

Mark L. Montgomery
Mark L. Montgomery, Co-Executor

David A. Montgomery
David A. Montgomery, Co-Executor

Sharon M. Hudnell
Sharon M. Hudnell, Co-Executor

Sign:

Print:

Deborah Keith
Deborah Keith

STATE OF LOUISIANA

PARISH OF BOSSIER

The foregoing instrument was acknowledged before me this 26 day of January, 2006, by Mark L. Montgomery, David A. Montgomery and Sharon M. Hudnell, who personally are known to me and who produced Louisiana drivers licenses as identification.

Lance G. Mosley
_____, Notary Public, Louisiana Notary Number _____
State of Louisiana, Parish of Bossier
(My Commission Expires at Death.)

LANCE G. MOSLEY
NOTARY PUBLIC
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID NO: 9280

Recorded in Public Records 09/28/2012 at 03:45 PM OR Book 6913 Page 1213,
Instrument #2012074299, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

LEASE ASSIGNMENT

SCANNED

STATE OF FLORIDA

STATE OF LOUISIANA

COUNTY OF ESCAMBIA

PARISH OF BOSSIER

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Montgomery Investment Company, L.L.C., a Louisiana limited liability company whose existence terminated pursuant to Paragraph 3(c) of its Articles of Organization on or about June 21, 2004, due to the death of a member, namely Virginia Nelson Montgomery, on March 21, 2004, and the failure of the members unanimously to agree to continue the operations of the limited liability company within ninety (90) days thereof, the limited liability company sometimes referred to herein as the "Assignor," for and in consideration of the termination of the legal existence of the entity, herewith grants, bargains, conveys, assigns, transfers, and sub-leases, and by these presents does grant, bargain, convey, assign, transfer and sub-lease unto the former members of the Assignor in the recited percentages of ownership thereof, namely, Succession of Virginia Nelson Montgomery (7.125%) as the successor to Virginia Nelson Montgomery, whose address is 2408 Benton Road, Bossier City, Louisiana 71111-2304; Mark L. Montgomery (36.9584%), 24 Country Lane, Haughton, Louisiana 71037; David A. Montgomery and Larue Annette M. Montgomery (27.9583%), 2407 Benton Road, Bossier City, Louisiana 71111; and, Sharon M. Hudnell and Larry E. Hudnell (27.9583%), 212 Norcross, Bossier City, Louisiana 71111, all sometimes collectively referred to as "Assignees," their successors, heirs, legatees and assigns, forever, the collective undivided one hundred (100%) percent interest of the Assignor in and to the following described leasehold interest of the Assignor in the following described property situate, lying and being in Escambia County, Florida, to-wit:

An interest as sub-lessee or assignee, or both, of the undersigned as successor assignee or sub-lessee, or both, in the lease agreement between Santa Rosa Island Authority, as an agent of Escambia County, Florida, and Quadricentennial Commission of Pensacola, dated November 14, 1958, recorded in Official Records Book 283 at Page 114, as amended by that First Amendment between the same parties dated October 16, 1961, recorded in Official Records Book 650 at Page 100, as further amended by the Lease Amendment between Santa Rosa Island Authority and Southeast Motels, Inc. (assignee from Quadricentennial Commission of Pensacola) in that Lease Amendment dated November 15, 1972, recorded in Official Records Book 653 at Page 674, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated December 30, 1976, recorded in Official Records Book 1405 at Page 557, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated April 24, 1979, recorded in Official Records Book 1406 at Page 472, as further amended by Third Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated January 7, 1982, recorded in Official Records Book 1616 at Page 94, and as further amended by the Fourth Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated August 12, 1983, recorded in Official Records Book 1799 at Page 145, all of said recording references being to the public records of Escambia County, Florida, in the

following described property, all lying and being in Escambia County, Florida, to-wit:

That certain condominium parcel composed of Unit No. 423 of Santa Rosa Dunes, a Condominium, according to the Declaration of Condominium dated December 22, 1980, recorded in Official Records Book 1507 at pages 95 through 234, as amended by Amendment to Declaration of said Condominium dated May 26, 1981 recorded in Official Records Book 1545 at pages 754 through 764, as further amended by Certificate of Amendment to Declaration of said Condominium dated March 30, 1983, recorded in Official Records Book 1749 at pages 272 through 296, as further amended by Amendment to Declaration of said Condominium dated June 14, 1984, recorded in Official Records Book 1927 at pages 140 through 155, and as further amended by Amendment to Declaration of said Condominium dated September 11, 1984, recorded in Official Records Book 1951 at pages 590 through 605, all of said recording references being to the public records of Escambia County, Florida; together with an undivided 1/107th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Santa Rosa Dunes, a Condominium, as amended; together with the following personal property: stove and hood, refrigerator, dishwasher, disposal, compactor, washer, dryer, wall-to-wall carpet, and heating and air conditioning equipment; and also all furniture, furnishings, fixtures, appliances, kitchen equipment and accessories located in or upon or appurtenant to said Unit.

TO HAVE AND TO HOLD the same unto the Assignees, their successors, heirs, legatees and assigns, from the date hereof for and during all the remainder of the term of ninety-nine (99) years mentioned in said lease, as same relates to the property herein assigned and transferred and sub-leased; together with all rights, titles and options conferred thereby and existing thereunder, and together with the said interest in the leasehold estate in the above-described property created thereby and existing by reason of the above-mentioned lease, subject to the rents, covenants, conditions, and provisions therein mentioned.

And the undersigned Assignor, for itself, its respective successors and assigns, warrants to and with the Assignees, their heirs, personal representatives, successors and assigns, as the case may be, that said lease is valid and enforceable and has not been altered, modified, or amended in any manner whatsoever, except as noted herein, that neither the Lessor nor the undersigned as the successor Lessee are in default under any of the terms, covenants or conditions of said lease; that all rent reserved in and all other sums payable by the successor Lessee under the terms of the said lease currently are paid; and that the undersigned Assignor is well seized of its respective interest as set forth above in the leasehold estate in and to the portion of the property described in said lease, subject however to said Declaration of Condominium and each Amendment thereof, under and by virtue of the terms of said lease, and Assignor has a good right to assign and transfer said lease, and sub-lease any portion of its undivided leasehold interest thereunder; that its respective undivided leasehold interest under said lease is free from encumbrances, except as otherwise noted herein, and except for the covenants, conditions and provisions of said Declaration of Condominium, any

restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes, if any are due, and any intangible property taxes due thereon for 2006 and subsequent years, and any mineral conveyances and reservations of record; and that the undersigned Assignor, its respective successors and assigns, forever shall and will warrant and defend the Assignees in the quiet and peaceable possession and enjoyment of said respective undivided interests in the leasehold estate and the portion thereof hereby conveyed to Assignees as assignees or sub-lessees, or both, against all persons lawfully claiming the same.

The Assignor by the execution hereof intends to and hereby does grant, bargain, convey, assign and transfer and sub-lease unto Assignees, in their respective percentages shown, all of its undivided right, title and interest in the property and leasehold interest as hereinabove described. After the execution and delivery of this Lease Assignment, Assignees are and shall be the owners, in undivided ownership, of the entire leasehold interest in the said Condominium Unit 423, Santa Rosa Dunes.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal this 24 day of January, 2006.

Signed, sealed and
delivered in the
presence of:

Montgomery Investment Company, L.L.C.

By:

Mark L. Montgomery, Manager

Sign:

Print:

Sign:

Print:

STATE OF LOUISIANA

PARISH OF BOSSIER

The foregoing instrument was acknowledged before me this 26 day of January, 2006, by Montgomery Investment Company, L.L.C., by and through Mark L. Montgomery, its duly authorized Manager, who personally is known to me and who produced a Louisiana drivers license as identification.

_____, Notary Public, Louisiana Notary Number _____
State of Louisiana, Parish of Bossier
(My Commission Expires upon Death.) _____

LANCE G. MOSLEY
 NOTARY PUBLIC
 ROSSIER PARISH, LOUISIANA
 MY COMMISSION IS FOR LIFE
 NOTARY ID NO: 9280

Recorded in Public Records 09/28/2012 at 03:45 PM OR Book 6913 Page 1210,
Instrument #2012074298, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

LEASE ASSIGNMENT

SCANNED

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Mark L. Montgomery, sometimes referred to herein as the "Assignor," for and in consideration of the payment to him of One Hundred and No/100 (\$100.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which herewith are acknowledged, herewith grants, bargains, sells, conveys, assigns, transfers, and sub-leases and by these presents does grant, bargain, sell, convey, assign, transfer and sub-lease unto Sharon M. Hudnell and Larry E. Hudnell, husband and wife, 212 Norcross, Bossier City, Louisiana 71111, sometimes referred to as "Assignees," their heirs, legatees, personal representatives, successors and assigns, forever, the undivided 36.9584% interest of the Assignor in and to the following described leasehold interest of the Assignor in the following described property situate, lying and being in Escambia County, Florida, to-wit:

An interest as sub-lessee or assignee, or both, of the undersigned as successor assignees or sub-lessees, or both, in the lease agreement between Santa Rosa Island Authority, as an agent of Escambia County, Florida, and Quadricentennial Commission of Pensacola, dated November 14, 1958, recorded in Official Records Book 283 at Page 114, as amended by that First Amendment between the same parties dated October 16, 1961, recorded in Official Records Book 650 at Page 100, as further amended by the Lease Amendment between Santa Rosa Island Authority and Southeast Motels, Inc. (assignee from Quadricentennial Commission of Pensacola) in that Lease Amendment dated November 15, 1972, recorded in official Records Book 653 at Page 674, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated December 30, 1976, recorded in Official Records Book 1405 at Page 557, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated April 24, 1979, recorded in Official Records Book 1406 at Page 472, as further amended by Third Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated January 7, 1982, recorded in Official Records Book 1616 at Page 94, and as further amended by the Fourth Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated August 12, 1983, recorded in Official Records Book 1799 at Page 145, all of said recording references being to the public records of Escambia County, Florida, in the following described property, all lying and being in Escambia County, Florida, to-wit:

That certain condominium parcel composed of Unit No. 423 of Santa Rosa Dunes, a Condominium, according to the Declaration of Condominium dated December 22, 1980, recorded in Official Records Book 1507 at pages 95 through 234, as amended by Amendment to Declaration of said Condominium dated May 26, 1981 recorded in Official Records Book 1545 at pages 754 through 764, as further amended by Certificate of Amendment to Declaration of said

Condominium dated March 30, 1983, recorded in Official Records Book 1749 at pages 272 through 296, as further amended by Amendment to Declaration of said Condominium dated June 14, 1984, recorded in Official Records Book 1927 at pages 140 through 155, and as further amended by Amendment to Declaration of said Condominium dated September 11, 1984, recorded in Official Records Book 1951 at pages 590 through 605, all of said recording references being to the public records of Escambia County, Florida; together with an undivided 1/107th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Santa Rosa Dunes, a Condominium, as amended; together with the following personal property: stove and hood, refrigerator, dishwasher, disposal, compactor, washer, dryer, wall-to-wall carpet, and heating and air conditioning equipment; and also all furniture, furnishings, fixtures, appliances, kitchen equipment and accessories located in or upon or appurtenant to said Unit.

TO HAVE AND TO HOLD the same unto the Assignees, their heirs, legatees, personal representatives, successors and assigns, from the date hereof for and during all the remainder of the term of ninety-nine (99) years mentioned in said lease, as same relates to the property herein assigned and transferred and sub-leased together with all rights, titles and options conferred thereby and existing thereunder, and together with the said interest in the leasehold estate in the above-described property created thereby and existing by reason of the above-mentioned lease, subject to the rents, covenants, conditions, and provisions therein mentioned.

And the undersigned Assignor, for himself, his respective heirs, legatees, personal representatives, successors and assigns, warrants to and with the Assignees, their heirs, legatees, personal representatives, successors and assigns, as the case may be, that said lease is valid and enforceable and has not been altered, modified, or amended in any manner whatsoever, except as noted herein, that neither the Lessor nor the undersigned as the successor Lessees are in default under any of the terms, covenants or conditions of said lease; that all rent reserved in and all other sums payable by the successor Lessees under the terms of the said lease are currently paid; and that the undersigned is well seized of his respective undivided interest as set forth above in the leasehold estate in and to the portion of the property described in said lease, subject however to said Declaration of Condominium and each Amendment thereof, under and by virtue of the terms of said lease, and Assignor has a good right to assign and transfer said lease, and sub-lease any portion of his undivided leasehold interest thereunder; that his respective undivided leasehold interest under said lease is free from encumbrances, except as otherwise noted herein, and except for the covenants, conditions and provisions of said Declaration of Condominium, any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes, if any are due, and any intangible property taxes due thereon for 2006 and subsequent years, and any mineral conveyances and reservations of record; and that the undersigned Assignor, his respective heirs, legatees, personal representatives, successors and assigns, forever shall and will warrant and defend the Assignees in the quiet and peaceable possession and enjoyment of said respective undivided interest in the leasehold estate and the portion thereof hereby conveyed to Assignees as assignees or sub-lessees, or both, against all persons lawfully claiming the same.

The Assignor by the execution hereof intends to and hereby does grant, bargain, convey, assign and transfer and sub-lease unto Assignees, in the percentage shown, all of his undivided right, title and interest in the property and leasehold interest as hereinabove described. After the execution and delivery of this Lease Assignment, Assignees are and shall be the owners, in undivided ownership, of the abovesaid leasehold interest in the said Condominium Unit 423, Santa Rosa Dunes.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal this 24 day of January, 2006.

Signed, sealed and
delivered in the
presence of:

Sign: Sarla Wright
Print: Sarla Wright

Sign: Deborah Keith
Print: Deborah Keith

Mark L. Montgomery
Mark L. Montgomery

STATE OF LOUISIANA

PARISH OF BOSSIER

The foregoing instrument was acknowledged before me this 24 day of January, 2006, by Mark L. Montgomery, who personally is known to me and who produced a Louisiana drivers license as identification.

[Signature]
_____, Notary Public, Louisiana Notary Number _____
State of Louisiana, Parish of Bossier
(My Commission Expires upon Death.)

LANCE G. MOSLEY
NOTARY PUBLIC
BOSSIER PARISH, LOUISIANA
MY COMMISSION IS FOR LIFE
NOTARY ID NO: 9260

Recorded in Public Records 09/28/2012 at 03:45 PM OR Book 6913 Page 1219,
Instrument #2012074301, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$0.70

LEASE ASSIGNMENT

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, David A. Montgomery and Larue Annette M. Montgomery, sometimes referred to herein as the "Assignors," for and in consideration of the payment to them of Thirty Thousand and No/100 (\$30,000.00) Dollars, the receipt and sufficiency of which herewith are acknowledged, herewith grant, bargain, sell, convey, assign, transfer, and sub-lease and by these presents do grant, bargain, sell, convey, assign, transfer and sub-lease unto Sharon M. Hudnell and Larry E. Hudnell, 212 Norcross, Bossier City, Louisiana 71111, sometimes referred to as "Assignees," their heirs, legatees, personal representatives, successors and assigns, forever, the undivided 27.958% percent interest of the Assignors in and to the following described leasehold interest of the Assignors in the following described property situate, lying and being in Escambia County, Florida, to-wit:

An interest as sub-lessee or assignee, or both, of the undersigned as successor assignees or sub-lessees, or both, in the lease agreement between Santa Rosa Island Authority, as an agent of Escambia County, Florida, and Quadricentennial Commission of Pensacola, dated November 14, 1958, recorded in Official Records Book 283 at Page 114, as amended by that First Amendment between the same parties dated October 16, 1961, recorded in Official Records Book 650 at Page 100, as further amended by the Lease Amendment between Santa Rosa Island Authority and Southeast Motels, Inc. (assignee from Quadricentennial Commission of Pensacola) in that Lease Amendment dated November 15, 1972, recorded in official Records Book 653 at Page 674, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated December 30, 1976, recorded in Official Records Book 1405 at Page 557, as further amended by that Lease Amendment between Santa Rosa Island Authority and Hamilton Investment Trust dated April 24, 1979, recorded in Official Records Book 1406 at Page 472, as further amended by Third Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated January 7, 1982, recorded in Official Records Book 1616 at Page 94, and as further amended by the Fourth Lease Amendment between Santa Rosa Island Authority and Pilot Properties, Inc. dated August 12, 1983, recorded in Official Records Book 1799 at Page 145, all of said recording references being to the public records of Escambia County, Florida, in the following described property, all lying and being in Escambia County, Florida, to-wit:

That certain condominium parcel composed of Unit No. 423 of Santa Rosa Dunes, a Condominium, according to the Declaration of Condominium dated December 22, 1980, recorded in Official Record Book 1507 at pages 95 through 234, as amended by Amendment to Declaration of said Condominium dated May 26, 1981 recorded in Official Record Book 1545 at pages 754 through 764, as further amended by Certificate of Amendment to Declaration of said

Condominium dated March 30, 1983, recorded in Official Record Book 1749 at pages 272 through 296, as further amended by Amendment to Declaration of said Condominium dated June 14, 1984, recorded in Official Record Book 1927 at pages 140 through 155, and as further amended by Amendment to Declaration of said Condominium dated September 11, 1984, recorded in Official Record Book 1951 at pages 590 through 605, all of said recording references being to the public records of Escambia County, Florida; together with an undivided 1/107th interest in and to the common elements as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Declaration of Condominium of Santa Rosa Dunes, a Condominium, as amended; together with the following personal property: stove and hood, refrigerator, dishwasher, disposal, compactor, washer, dryer, wall-to-wall carpet, and heating and air conditioning equipment; and also all furniture, furnishings, fixtures, appliances, kitchen equipment and accessories located in or upon or appurtenant to said Unit.

TO HAVE AND TO HOLD the same unto the Assignees, their heirs, legatees, personal representatives, successors and assigns, from the date hereof for and during all the remainder of the term of ninety-nine (99) years mentioned in said lease, as same relates to the property herein assigned and transferred and sub-leased together with all rights, titles and options conferred thereby and existing thereunder, and together with the said interest in the leasehold estate in the above-described property created thereby and existing by reason of the above-mentioned lease, subject to the rents, covenants, conditions, and provisions therein mentioned.

And the undersigned Assignors, for themselves, their respective heirs, legatees, personal representatives, successors and assigns, warrant to and with the Assignees, their heirs, legatees, personal representatives, successors and assigns, as the case may be, that said lease is valid and enforceable and has not been altered, modified, or amended in any manner whatsoever, except as noted herein, that neither the Lessor nor the undersigned as the successor Lessees are in default under any of the terms, covenants or conditions of said lease; that all rent reserved in and all other sums payable by the successor Lessees under the terms of the said leases are currently paid; and that each of the undersigned are well seized of their respective undivided interests as set forth above in the leasehold estate in and to the portion of the property described in said lease, subject however to said Declaration of Condominium and each Amendment thereof, under and by virtue of the terms of said lease, and Assignors have a good right to assign and transfer said lease, and sub-lease any portion of their undivided leasehold interest thereunder; that their respective undivided leasehold interest under said lease is free from encumbrances, except as otherwise noted herein, and except for the covenants, conditions and provisions of said Declaration of Condominium, any restrictions and easements of record in Escambia County, Florida, and the lien of ad valorem real property taxes, if any are due, and any intangible property taxes due thereon for 2005 and subsequent years, and any mineral conveyances and reservations of record; and that the undersigned Assignors, their respective heirs, legatees, personal representatives, successors and assigns, shall and will forever warrant and defend the Assignees in the quiet and peaceable possession and enjoyment of said respective undivided interest in the leasehold estate and the portion thereof hereby conveyed to Assignees as assignees or sub-lessees, or both, against all persons lawfully claiming the same.

BK: 6913 PG: 1221 Last Page

The Assignors collectively by the execution hereof intend to and hereby do grant, bargain, convey, assign and transfer and sub-lease unto Assignors, in the percentage show, all of their undivided right, title and interest in the property and leasehold interest as hereinabove described. After the execution and delivery of this Lease Assignment, Assignees are and shall be the owners, in undivided ownership, of the leasehold interest in the said Condominium Unit 423, Santa Rosa Dunes.

IN WITNESS WHEREOF, Aassignor has hereunto set its hand and seal this 12 day of February, 2005.

Signed, sealed and
delivered in the
presence of:

Sign: [Signature]
Print: Sharon M. Hudnell

[Signature]
David A. Montgomery

[Signature]
Larue Annette M. Montgomery

Sign: [Signature]
Print: LARRY E. HUDNELL

STATE OF LOUISIANA
PARISH OF BOSSIER

The foregoing instrument was acknowledge before me this 12th day of February, 2005, by David A. Montgomery and Larue Annette M. Montgomery, who personally is known to me and who produced a Louisiana drivers license as identification, who did not take an oath.

[Signature]
Notary Public, State of Louisiana
Parish of Bossier
My commission Expires At Death