



# 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

0925-59

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540	Application date	Apr 21, 2025
Property description	REGISTER LINDA K 6406 LONG ST PENSACOLA, FL 32504 6406 LONG ST 01-1779-304 BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON (Full legal attached.)	Certificate #	2023 / 142
		Date certificate issued	06/01/2023

## 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)
# 2023/142	06/01/2023	832.64	41.63	874.27
→ Part 2: Total*				874.27

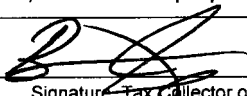
## Part 3: Other Certificates Redeemed by Applicant (Other than County)

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)
# /					
Part 3: Total*					0.00

## 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)	874.27
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)	1,249.27

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
Signature, Tax Collector or Designee	Date April 24th, 2025

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. <b>Total Paid (Lines 8-13)</b>	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	45,386.50
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>09/03/2025</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.

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500256

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

KEYS FUNDING LLC - 6023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540,

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

Account Number	Certificate No.	Date	Legal Description
01-1779-304	2023/142	06-01-2023	BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667

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  
KEYS FUNDING LLC - 6023  
PO BOX 71540  
PHILADELPHIA, PA 19176-1540

04-21-2025  
Application Date

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



Gary "Bubba" Peters

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: 1015293101053002  
 Account: 011779304  
 Owners: REGISTER LINDA K  
 Mail: 6406 LONG ST  
 PENSACOLA, FL 32504  
 Situs: 6406 LONG ST 32504  
 Use Code: SINGLE FAMILY RESID   
 Taxing Authority: COUNTY MSTU  
 Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Scott Lunsford  
 Escambia County Tax Collector

#### Assessments

Year	Land	Imprv	Total	Cap Val
2024	\$20,000	\$162,405	\$182,405	\$90,773
2023	\$20,000	\$153,774	\$173,774	\$88,130
2022	\$14,000	\$139,046	\$153,046	\$85,564

[Disclaimer](#)

[Tax Estimator](#)

[Change of Address](#)

[File for Exemption\(s\) Online](#)

[Report Storm Damage](#)

#### Sales Data Type List:

Sale Date	Book	Page	Value	Type	Multi Parcel	Records
02/1992	3140	667	\$59,900	QC	Y	
02/1992	3140	665	\$100	QC	Y	
07/1991	3046	63	\$20,000	WD	Y	
10/1990	2919	483	\$87,400	CT	Y	

Official Records Inquiry courtesy of Pam Childers  
 Escambia County Clerk of the Circuit Court and  
 Comptroller

#### 2024 Certified Roll Exemptions

HOMESTEAD EXEMPTION, TOTAL & PERMANENT

#### Legal Description

BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11  
 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI...

#### Extra Features

FRAME BUILDING

#### Parcel Information

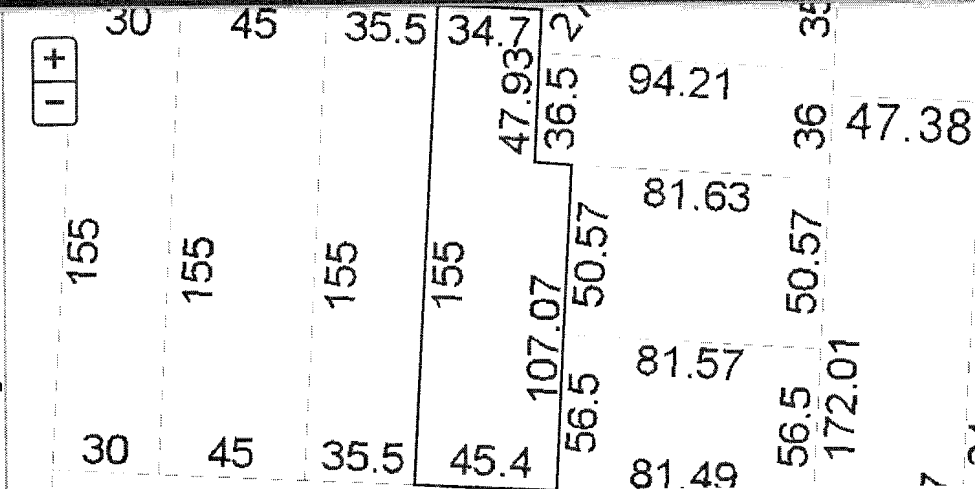
[Launch Interactive Map](#)

Section  
 Map Id:  
 10-15-29-2

Approx.  
 Acreage:  
 0.1488

Zoned:   
 HDMU

Evacuation  
 & Flood  
 Information  
[Open  
 Report](#)

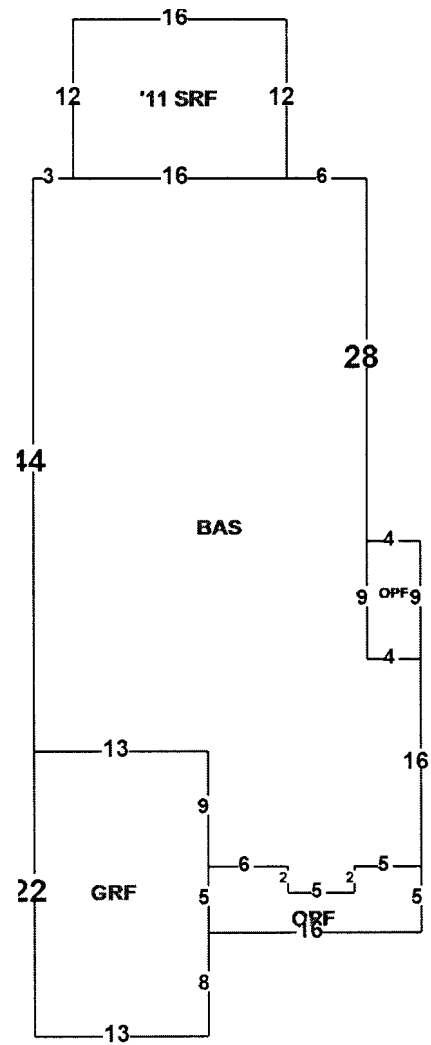


[View Florida Department of Environmental Protection \(DEP\) Data](#)

#### Buildings

Address: 6406 LONG ST, Improvement Type: SINGLE FAMILY, Year Built: 1992, Effective Year: 1992, PA Building ID#: 37487

DECOR/MILLWORK-ABOVE AVERAGE  
 DWELLING UNITS-1  
 EXTERIOR WALL-VINYL SIDING  
 FLOOR COVER-CARPET  
 FOUNDATION-SLAB ON GRADE  
 HEAT/AIR-CENTRAL H/AC  
 INTERIOR WALL-DRYWALL-PLASTER  
 NO. PLUMBING FIXTURES-6  
 NO. STORIES-1  
 ROOF COVER-DIMEN/ARCH SHNG  
 ROOF FRAMING-GABL/HIP COMBO  
 STORY HEIGHT-0  
 STRUCTURAL FRAME-WOOD FRAME



Areas - 1866 Total SF  
 BASE AREA - 1282  
 GARAGE FIN - 286  
 OPEN PORCH FIN - 106  
 SUN ROOM FIN - 192

Images



5/16/2024 12:00:00 AM

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

Last Updated: 05/12/20



## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 00142**, issued the **1st day of June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

**BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667**

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 011779304 (0925-59)**

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

**LINDA K REGISTER**

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 September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

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

# PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

## PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-1779-304 CERTIFICATE #: 2023-142

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 encumber the title to said land as listed on page 2 herein.

**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.

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 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: June 17, 2005 to and including June 17, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,  
As President  
Dated: June 18, 2025

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

June 18, 2025

Tax Account #: **01-1779-304**

1. The Grantee(s) of the last deed(s) of record is/are: **LINDA K REGISTER**

**By Virtue of Quitclaim Deed recorded 3/16/1992 in OR 3140/667**

**ABTRACTOR'S NOTE: IT APPEARS ACCESS IF BY PRIVATE ROADWAY PREVIOUSLY OWNED BY ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC., A DISSOLVED CORPORATION WHICH GAVE A NON-EXCLUSIVE EASEMENT TO THE GENERAL PUBLIC IN OR 3046/57. EASMENT IS STILL ASSESS TO THE HOA. WE HAVE INCLUDED THE SURVIVING DIRECTORS FOR NOTICE.**

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) are delinquent.**

**Tax Account #: 01-1779-304**

**Assessed Value: \$90,773.00**

**Exemptions: HOMESTEAD EXEMPTION; TOTAL & PERMANENT EXEMPTION**

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC .**

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 Property Information Report 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 SOLUTIONS**  
**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: PROPERTY INFORMATION REPORT FOR TDA**

**TAX DEED SALE DATE:** SEPT 3, 2025

**TAX ACCOUNT #:** 01-1779-304

**CERTIFICATE #:** 2023-142

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homestead for <u>2024</u> tax year.

**LINDA K REGISTER**  
**6406 LONG ST**  
**PENSACOLA, FL 32504**

**ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC.**  
**J. ROBERT RIPLEY**  
**16784 PERDIDO KEY DR #7**  
**PENSACOLA, FL 32507**

**ARBOR PLACE HOMEOWNER'S ASSOCIATION, INC.**  
**LINDA S RIPLEY**  
**6400 LONG ST UNIT 21**  
**PENSACOLA, FL 32504**

**Certified and delivered to Escambia County Tax Collector, this 18<sup>th</sup> day of June 2025.**

**PERDIDO TITLE SOLUTIONS, A DIVISION OF**  
**PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its 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**

**June 18, 2025**

**Tax Account #:01-1779-304**

**LEGAL DESCRIPTION  
EXHIBIT "A"**

**BEG AT NE COR LT 2 BLK B ABB S/D PB 1 P 82 S 0 DEG 11 MIN 25 SEC W ALG E LI OF SD LT 27 FT TO PT ON S R/W LI NIGHTINGALE ST (60 FT R/W) S 89 DEG 46 MIN 15 SEC E ALG SD S R/W 119 38/100 FT S 0 DEG 11 MIN 25 SEC W 143 FT S 0 DEG 15 MIN 48 SEC W 132 01/100 FT N 89 DEG 45 MIN 55 SEC W 81 49/100 FT FOR POB CONT 47 FT N 0 DEG 9 MIN 12 SEC E 155 FT S 89 DEG 45 MIN 55 SEC E 34 78/100 FT S 0 DEG 11 MIN 25 SEC W 47 93/100 FT S 89 DEG 45 MIN 55 SEC E 12 72/100 FT S 0 DEG 11 MIN 25 SEC W 107 07/100 FT TO POB OR 3140 P 667**

**SECTION 10, TOWNSHIP 1 S, RANGE 29 W**

**TAX ACCOUNT NUMBER 01-1779-304(0925-59)**

3140 667

## QUITCLAIM DEED

STATE OF FLORIDA

ESCAMBIA COUNTY

6100 1000 Lot 17

5770 17th Ave SE, R-252001, 32504  
Grantees' Address

Know All Men by These Presents: That JAMES H. POWELL for an in consideration of one dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do remise, release, and quitclaim to LINDA K. REGISTER heirs, executors, administrators, successors and assigns, forever, the real property in Escambia County, Florida, described as:

## PARCEL I:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 24.94 feet to the POINT OF BEGINNING; thence continue South 00°15'48" West a distance of 50.57 feet; thence go North 89°45'55" West a distance of 81.57 feet; thence go North 00°11'25" East a distance of 50.57 feet; thence go South 89°45'55" East a distance of 81.63 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

## PARCEL II:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 75.51 feet to the POINT OF BEGINNING; thence continue South 00°15'48" West a distance of 56.50 feet; thence go North 89°45'55" West a distance of 81.49 feet; thence go North 00°11'25" East a distance of 56.50 feet; thence go South 89°45'55" East a distance of 81.57 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

## PARCEL III:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82 of the Public Records of Escambia County, Florida; thence go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60' R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 132.01 feet; thence go North 89°45'55" West a distance of 81.49 feet to the POINT OF BEGINNING; thence continue North 89°45'55" West a distance of 47.00 feet; thence go North 00°09'12" East a distance of 155.00 feet; thence go South 89°45'55" East a distance of 34.78 feet; thence go South 00°11'25" West a distance of 47.93 feet; thence go South 89°45'55" East a distance of 12.72 feet; thence go South 00°11'25" West a distance of 107.07 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

## PARCEL IV:

Commence at the Northeast corner of Lot 2, Block "B" ABB SUBDIVISION, as recorded in Plat Book 1, at Page 82, of the Public Records of Escambia County, Florida; thence

31406 668

go South 00°11'25" West along the East line of said Lot 2, a distance of 27.00 feet to a point on the South right-of-way line of Nightingale Street (60 R/W); thence go South 89°46'15" East along the aforesaid South right-of-way line a distance of 119.38 feet; thence go South 00°11'25" West a distance of 143.00 feet; thence go South 00°15'48" West a distance of 132.01 feet; thence go North 89°45'55" West a distance of 128.89 feet to the POINT OF BEGINNING; thence continue North 89°45'55" West a distance of 33.50 feet; thence go North 00°09'12" East a distance of 155.00 feet; thence go South 89°45'55" East a distance of 33.50 feet; thence go South 00°09'12" West a distance of 155.00 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 10, Township 1 South, Range 29 West, Escambia County, Florida.

To have and to hold, unto the said grantee, her heirs and assigns, forever, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of February, 1992.

Signed, sealed and delivered in the presence of

Debra Andrews (Seal)  
Witness' Name James H. Powell

Print Witness Name Debra Andrews (Seal)

Brandi McLaughley (Seal)  
Witness' Name

Print Witness Name Brandi McLaughley (Seal)

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 12 day of February, 1992, by JAMES H. POWELL, who is personally known to me or who has produced N/A as identification and who ✓ did    did not (mark one), than an oath.

Debra Andrews  
NOTARY PUBLIC, STATE OF FLORIDA  
Debra Andrews  
Name of Notary Printed  
My commission expires: MAR 1 1994  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. MAR. 20, 1994  
BONDED THRU GENERAL TRS. UND.

Prepared by: Ray Pope  
Cordova Law Center  
4400 Bayou Blvd  
Suite 44  
Pensacola, FL 32503

D.S. PD. 359.40  
DATE 3-16-92  
JOE A. FLOWERS, COMPTROLLER  
BY: [Signature] D.C.  
GEN. REG. 133-2043328-27.01

MAR 1 1992  
FILED  
PUB  
ES  
2 6 1 6 5 8

LTA #3A-38270  
Rec 1450 12-1-91  
DJ: 100

3046N 057

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

NON-EXCLUSIVE EASEMENT

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, ARCADIA INVESTMENTS & DEVELOPMENT, INC. formerly ARCADIA REALTY OF FLORIDA, INC., a Florida corporation, Donald H. Ripley and Linda S. Ripley, as the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation, Donald H. Ripley, individually, and Linda S. Ripley, individually, hereinafter referred to as Grantor, grants and conveys unto the GENERAL PUBLIC, hereinafter referred to as Grantee, their successors and assigns, the full and free right and liberty for Grantee, in common with all persons having the like right at all times hereafter, for all purposes connected with the use and enjoyment of the land of the Grantee, to pass and repass along and over a strip of property more particularly described as follows:

--SEE EXHIBIT "A" ATTACHED HERETO AND MADE A  
PART HEREOF FOR LEGAL DESCRIPTION--

Signed, sealed and delivered  
in the presence of:

1. Marianne Berkowitz  
2. Janis L. Parker

1. Linda C. Stewart  
Linda C. Stewart

2. Terri K. Calloway  
as to DHR Terri K. Calloway

1. Linda C. Stewart  
Linda C. Stewart

2. Terri K. Calloway  
as to LSR Terri K. Calloway

1. Linda C. Stewart  
Linda C. Stewart

2. Terri K. Calloway  
Terri K. Calloway

1. Linda C. Stewart  
Linda C. Stewart

2. Terri K. Calloway  
Terri K. Calloway

ARCADIA INVESTMENTS & DEVELOPMENT  
formerly Arcadia Realty of Florida, Inc.

By: Robert H. Ripley  
Robert H. Ripley, President

Donald H. Ripley  
Donald H. Ripley\*\*

Linda S. Ripley  
Linda S. Ripley\*\*

\*\*As the sole surviving directors/officers  
of Arbor Place Homeowners Association, Inc.,  
a Florida dissolved corporation

Donald H. Ripley  
Donald H. Ripley, individually

Linda S. Ripley  
Linda S. Ripley, individually

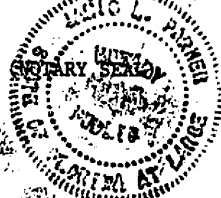
THIS INSTRUMENT PREPARED BY  
Linda C. Stewart  
AN EMPLOYEE OF  
LAWYERS TITLE AGENCY OF  
NORTH FLORIDA, INC.  
55 SOUTH BAYVIEW STREET  
PENSACOLA, FLORIDA  
INCIDENT TO THIS INSURANCE OF A  
TITLE INSURANCE CONTRACT

D.S. PD. 60  
DATE 8-15-91  
JOE A. FLOWERS, COMPTROLLER  
BY: J. Carrell D.C.  
CERT. REG. #59-2043328-27-01

3046PG 058

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

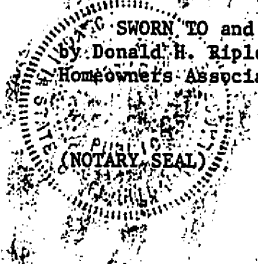
SWORN TO and subscribed before me this 22<sup>nd</sup> day of July, 1991,  
by Robert J. Ripley, President of Arcadia Investments & Development, Inc.,  
formerly Arcadia Realty of Florida, Inc., a Florida corporation.



Janis L. Parker  
NOTARY PUBLIC Janis L. Parker  
My Commission Expires: 8/28/94

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

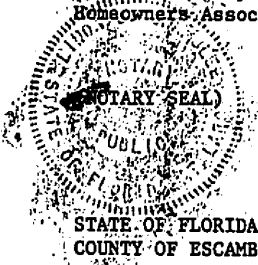
SWORN TO and subscribed before me this 17<sup>th</sup> day of JULY, 1991,  
by Donald H. Ripley, one of the sole surviving directors/officers of Arbor Place  
Homeowners Association, Inc., a Florida dissolved corporation.



Linda C. Stewart  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

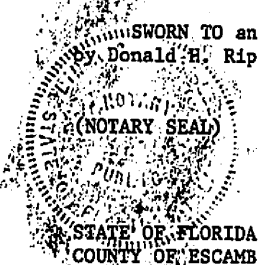
SWORN TO and subscribed before me this 17<sup>th</sup> day of JULY, 1991,  
by Linda S. Ripley, one of the sole surviving directors/officers of Arbor Place  
Homeowners Association, Inc., a Florida dissolved corporation.



Linda C. Stewart  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

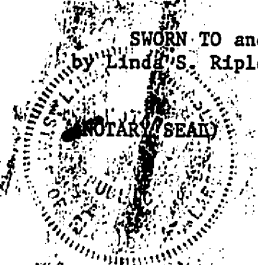
SWORN TO and subscribed before me this 17<sup>th</sup> day of JULY, 1991,  
by Donald H. Ripley.



Linda C. Stewart  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

SWORN TO and subscribed before me this 17<sup>th</sup> day of JULY, 1991,  
by Linda S. Ripley.



Linda C. Stewart  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

3046M 059

EXHIBIT "A"

COMMENCE AT THE NORTHEAST CORNER OF LOT 2, BLOCK B, ABB SUBDIVISION, AS RECORDED IN PLAT BOOK 1 AT PAGE 82 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID LOT 2, BLOCK B, LYING NORTH OF LANGLEY AVENUE; THENCE GO SOUTH 00 DEGREES 11' 25" WEST ALONG THE EAST LINE OF THE AFORESAID LOT 2 A DISTANCE OF 27.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NIGHTINGALE STREET (60' R/W); THENCE GO SOUTH 89 DEGREES 46' 15" EAST A DISTANCE OF 119.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 46' 15" EAST A DISTANCE OF 320.00 FEET; THENCE GO SOUTH 00 DEGREES 11' 25" WEST A DISTANCE OF 40.00 FEET; THENCE GO NORTH 89 DEGREES 46' 15" WEST A DISTANCE OF 260.00 FEET; THENCE GO SOUTH 00 DEGREES 11' 25" WEST A DISTANCE OF 103.00 FEET; THENCE GO NORTH 89 DEGREES 46' 15" WEST A DISTANCE OF 13.00 FEET; THENCE GO SOUTH 00 DEGREES 11' 25" WEST A DISTANCE OF 298.47 FEET; THENCE GO NORTH 89 DEGREES 41' 35" WEST A DISTANCE OF 47.38 FEET; THENCE GO NORTH 00 DEGREES 15' 48" EAST A DISTANCE OF 126.40 FEET; THENCE GO NORTH 89 DEGREES 45' 55" WEST A DISTANCE OF 449.16 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LONG STREET (66' R/W); THENCE GO NORTH 00 DEGREES 11' 25" EAST ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 48.48 FEET; THENCE GO NORTH 45 DEGREES 12' 45" EAST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 44 DEGREES 47' 15" EAST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 45 DEGREES 12' 45" WEST A DISTANCE OF 12.00 FEET; THENCE GO SOUTH 89 DEGREES 45' 55" EAST A DISTANCE OF 440.73 FEET; THENCE GO NORTH 00 DEGREES 15' 48" EAST A DISTANCE OF 132.01 FEET; THENCE GO NORTH 00 DEGREES 11' 25" EAST A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN SECTION 10, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA AND CONTAINS 1.180 ACRES.

FILED  
IN THE  
PUBLIC RECORDS OF  
ESCAMBIA COUNTY  
FLORIDA  
AUG 15 10 01 AM '91  
IN PRESENCE OF  
A FIDELITY CONTROLLED  
BY A FIDELITY CONTROLLED  
BY A FIDELITY CONTROLLED

095874

- 6022 -

OR 5007 3046N 060

## AFFIDAVIT

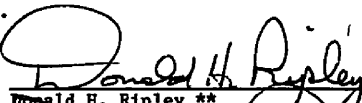

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the undersigned authority, personally appeared DONALD H. RIPLEY AND LINDA S. RIPLEY, who, after being duly sworn, deposes and says:

That ARBOR PLACE HOMEOWNERS ASSOCIATION, INC., a Florida corporation was involuntarily dissolved on November 1, 1985 by proclamation of the Governor of the State of Florida and at the time of its dissolution the directors/officers were DONALD H. RIPLEY AND LINDA S. RIPLEY.

Affiants further say that they, as the surviving directors/officers of the dissolved corporation did this date execute a Non-Exclusive Easement to the General Public.

Further affiants sayeth naught.

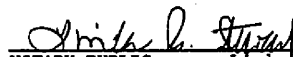
  
Donald H. Ripley \*\*  
  
Linda S. Ripley \*\*

\*\*As the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 17th day of JULY, 1991, by Donald H. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

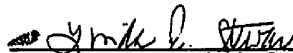
(NOTARY SEAL)

  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 17th day of JULY, 1991, by Linda S. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

FILED  
RECORDED IN  
THE  
CLERK'S  
OFFICE  
OF  
ESCAMBIA COUNTY  
JUL 15 10 01 AM '91  
IN BOOK A PAGE NOTED ABOVE  
JUL 15 10 01 AM '91  
JUL 15 10 01 AM '91  
JUL 15 10 01 AM '91

895874



30466 060

## AFFIDAVIT

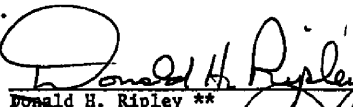
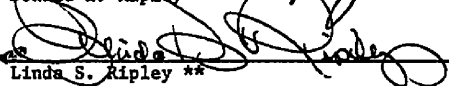
STATE OF FLORIDA  
COUNTY OF ESCAMBIA

Before the undersigned authority, personally appeared DONALD H. RIPLEY AND LINDA S. RIPLEY, who, after being duly sworn, deposes and says:

That ARBOR PLACE HOMEOWNERS ASSOCIATION, INC., a Florida corporation was involuntarily dissolved on November 1, 1985 by proclamation of the Governor of the State of Florida and at the time of its dissolution the directors/officers were DONALD H. RIPLEY AND LINDA S. RIPLEY.

Affiants further say that they, as the surviving directors/officers of the dissolved corporation did this date execute a Non-Exclusive Easement to the General Public.

Further affiants sayeth naught.

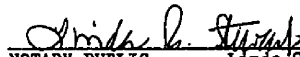
  
Donald H. Ripley \*\*  
  
Linda S. Ripley \*\*

\*\*As the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 17th day of JULY, 1991, by Donald H. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

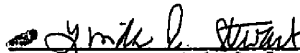
(NOTARY SEAL)

  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing was acknowledged before me this 17th day of JULY, 1991, by Linda S. Ripley, one of the sole surviving directors/officers of Arbor Place Homeowners Association, Inc., a Florida dissolved corporation.

(NOTARY SEAL)

  
NOTARY PUBLIC Linda C. Stewart  
My Commission Expires: 12/26/91

FILED  
IN THE  
CLERK'S  
OFFICE  
OF  
ESCAMBIA  
COUNTY  
FLORIDA  
AUG 15 10 01 AM '91  
IN BOOK A PAGE NOTED ABOVE  
JOE M. FLORES, CLERK  
ESCAMBIA COUNTY

895874