



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

0925.10

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	VANSHI LLC 978 VESTAVIA WAY GULF BREEZE, FL 32563 10 CHIEFS WAY 07-4117-350 BEG AT SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUI (Full legal attached.)	Certificate #	2023 / 3404
		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)
# 2023/3404	06/01/2023	1,103.30	55.17	1,158.47
→ Part 2: Total*				1,158.47

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)	1,158.47
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	785.99
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	2,319.46

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 21st, 2025

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

+6.25

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>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 SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUIS SAN FRANCISCO RR (100 FT R/W) 304 80/100 FT TO POB CONT S 83 DEG 47 MIN 15 SEC W 126 99/100 FT N 3 DEG 56 MIN 45 SEC E 331 49/100 FT S 86 DEG 3 MIN 15 SEC E 125 FT S 3 DEG 56 MIN 45 SEC W 309 8/100 FT TO POB & ALSO BEG AT SE COR PARCEL B OF SD S/D N 3 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 280 20/100 FT TO POB CONT N 3 DEG 56 MIN 45 SEC E ALG SD R/W LI 30 FT N 86 DEG 3 MIN 15 SEC W 320 FT S 3 DEG 56 MIN 45 SEC W 55 FT S 86 DEG 3 MIN 15 SEC E 20 FT N 3 DEG 56 MIN 45 SEC E 25 FT S 86 DEG 3 MIN 15 SEC E 300 FT TO POB OR 7746 P 767 CA 183

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500096

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
07-4117-350	2023/3404	06-01-2023	BEG AT SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUIS SAN FRANCISCO RR (100 FT R/W) 304 80/100 FT TO POB CONT S 83 DEG 47 MIN 15 SEC W 126 99/100 FT N 3 DEG 56 MIN 45 SEC E 331 49/100 FT S 86 DEG 3 MIN 15 SEC E 125 FT S 3 DEG 56 MIN 45 SEC W 309 8/100 FT TO POB & ALSO BEG AT SE COR PARCEL B OF SD S/D N 3 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 280 20/100 FT TO POB CONT N 3 DEG 56 MIN 45 SEC E ALG SD R/W LI 30 FT N 86 DEG 3 MIN 15 SEC W 320 FT S 3 DEG 56 MIN 45 SEC W 55 FT S 86 DEG 3 MIN 15 SEC E 20 FT N 3 DEG 56 MIN 45 SEC E 25 FT S 86 DEG 3 MIN 15 SEC E 300 FT TO POB OR 7746 P 767 CA 183

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
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		Assessments				
Parcel ID:	372S305002000067	Year	Land	Imprv	Total	Cap Val
Account:	074117350	2024	\$52,900	\$6,000	\$58,900	\$57,200
Owners:	VANSHI LLC	2023	\$46,000	\$6,000	\$52,000	\$52,000
Mail:	978 VESTAVIA WAY GULF BREEZE, FL 32563	2022	\$65,550	\$6,000	\$71,550	\$71,550
Situs:	10 CHIEFS WAY 32506	Disclaimer				
Use Code:	PARKING LOTS	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:						2024 Certified Roll Exemptions
Sale Date	Book Page	Value	Type	Multi Parcel	Records	None
07/17/2017	7746 767	\$200,000	WD	N		Legal Description BEG AT SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUIS SAN...
03/13/2015	7314 1374	\$1,200,000	WD	Y		
03/04/2013	6989 165	\$843,200	WD	Y		
03/25/2008	6314 256	\$100	WD	Y		
09/2004	5526 1938	\$1,019,700	WD	Y		
11/1984	1991 108	\$28,800	WD	Y		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features ASPHALT PAVEMENT CHAINLINK FENCE


[Parcel Information](#) [Launch Interactive Map](#)

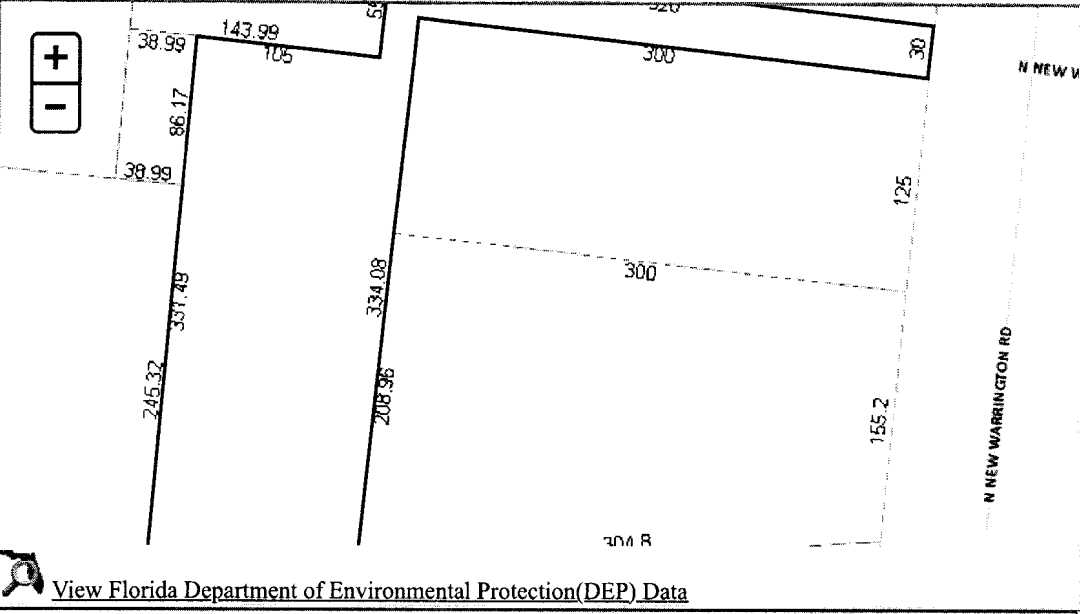
Section
Map Id:
CA183

Approx.
Acreage:
1.1081

Zoned: 
Com

Evacuation
& Flood
Information
[Open Report](#)

 View Florida Department of Environmental Protection (DEP) Data



Buildings

Images



1/8/2025 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.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03404**, 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:

(see attached)

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 074117350 (0925-10)

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

VANSI LLC

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

LEGAL DESCRIPTION

BEG AT SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUIS SAN FRANCISCO RR (100 FT R/W) 304 80/100 FT TO POB CONT S 83 DEG 47 MIN 15 SEC W 126 99/100 FT N 3 DEG 56 MIN 45 SEC E 331 49/100 FT S 86 DEG 3 MIN 15 SEC E 125 FT S 3 DEG 56 MIN 45 SEC W 309 8/100 FT TO POB & ALSO BEG AT SE COR PARCEL B OF SD S/D N 3 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 280 20/100 FT TO POB CONT N 3 DEG 56 MIN 45 SEC E ALG SD R/W LI 30 FT N 86 DEG 3 MIN 15 SEC W 320 FT S 3 DEG 56 MIN 45 SEC W 55 FT S 86 DEG 3 MIN 15 SEC E 20 FT N 3 DEG 56 MIN 45 SEC E 25 FT S 86 DEG 3 MIN 15 SEC E 300 FT TO POB OR 7746 P 767 CA 183

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 #: 07-4117-350 CERTIFICATE #: 2023-3404

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 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 19, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 19, 2025

Tax Account #: **07-4117-350**

1. The Grantee(s) of the last deed(s) of record is/are: **VANSHI LLC**

By Virtue of Warranty Deed recorded 7/18/2017 in OR 7746/767

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. **Memorandum of Lease in favor of Wachovia Bank, National Association recorded 5/6/2005 – OR 5634/810 Abstractor's Note: We find no termination of said lease, but we do find affidavit regarding said lease in OR 8262/876**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-4117-350

Assessed Value: \$57,200.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a 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 #: 07-4117-350
CERTIFICATE #: 2023-3404

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.

VANSI LLC
978 VESTAVIA WAY
GULF BREEZE, FL 32563

KERRY ANNE SHULTZ
VANSI LLC
2777 GULF BREEZE PKWY
GULF BREEZE, FL 32563

WACHOVIA BANK, NA
WACHOVIA CORPORATE REAL ESTATE
ATTN: LEASE ADMIN (PID #087051)
201 N TYRYON ST 21ST FLOOR, NC 0114
CHARLOTTE, NC 28288-0114

Certified and delivered to Escambia County Tax Collector, this 19th 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 19, 2025

Tax Account #:07-4117-350

**LEGAL DESCRIPTION
EXHIBIT "A"**

BEG AT SE COR PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI OF ST LOUIS SAN FRANCISCO RR (100 FT R/W) 304 80/100 FT TO POB CONT S 83 DEG 47 MIN 15 SEC W 126 99/100 FT N 3 DEG 56 MIN 45 SEC E 331 49/100 FT S 86 DEG 3 MIN 15 SEC E 125 FT S 3 DEG 56 MIN 45 SEC W 309 8/100 FT TO POB & ALSO BEG AT SE COR PARCEL B OF SD S/D N 3 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 280 20/100 FT TO POB CONT N 3 DEG 56 MIN 45 SEC E ALG SD R/W LI 30 FT N 86 DEG 3 MIN 15 SEC W 320 FT S 3 DEG 56 MIN 45 SEC W 55 FT S 86 DEG 3 MIN 15 SEC E 20 FT N 3 DEG 56 MIN 45 SEC E 25 FT S 86 DEG 3 MIN 15 SEC E 300 FT TO POB OR 7746 P 767 CA 183

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4117-350(0925-10)

Recorded in Public Records 7/18/2017 3:28 PM OR Book 7746 Page 767,
Instrument #2017054837, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$1,400.00

Prepared by and return to:

Kerry Anne Schultz
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: **17-00414.RC**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of July, 2017 between **21 New Warrington Road, LLC, a Florida Limited Liability Company** whose post office address is **3838 North Palafox , Pensacola, FL 32505**, grantor, and **Vanshi, L.L.C., a Florida Limited Liability Company** whose post office address is **978 Vestavia Way, Gulf Breeze, FL 32563**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

PARCEL I: COMMENCE AT THE SOUTHEAST CORNER OF PARCEL B, TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100 FEET RIGHT OF WAY) FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 126.99 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 331.49 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 125.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 309.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS/EGRESS EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTY:

PARCEL II:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL B TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA; THENCE NORTH 03°56'45" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 280.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 03°56'45" EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 86°03'15" WEST FOR A DISTANCE OF 320.00 FEET; THENCE SOUTH 03°56'45" WEST FOR A DISTANCE OF 55.00 FEET; THENCE SOUTH 86°03'15" EAST FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 03°56'45" EAST FOR A DISTANCE OF 25.00 FEET; THENCE SOUTH 86°03'15" EAST FOR A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 372S305002000067

DoubleTime®

BK: 7746 PG: 768 Last Page

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.


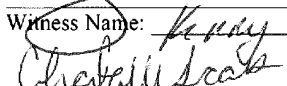
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

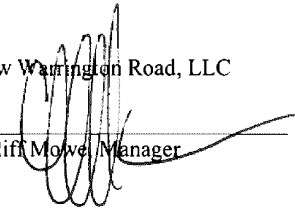
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

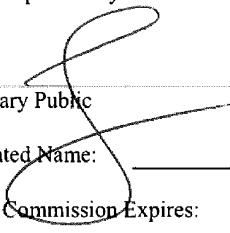

Witness Name: Kerry Anne Schultz

Witness Name: Chantalle Scott

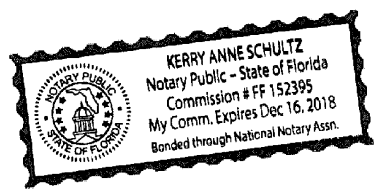
21 New Warrington Road, LLC
By: 
Cliff Mowe, Manager

State of Florida
County of Santa Rosa

The foregoing instrument was acknowledged before me this 17th day of July, 2017 by Cliff Mowe of 21 New Warrington Road, LLC, on behalf of the limited liability company. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public _____
Printed Name: _____
My Commission Expires: _____



Recorded in Public Records 05/06/2005 at 03:02 PM OR Book 5634 Page 810,
Instrument #2005369727, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$129.00

8

8116X

CC/LV

RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

Prepared by:

Barry C. Ross, Esq.
Bryan Cave LLP
1290 Avenue of the Americas
New York, New York 10104

MEMORANDUM OF LEASE

Landlord: FIRST STATES INVESTORS 3300, LLC
c/o American Financial Realty Trust
680 Old York Road, Suite 200
Jenkintown, Pennsylvania 19046
Attention: Operations

Tenant: WACHOVIA BANK, NATIONAL ASSOCIATION
Wachovia Corporate Real Estate
201 N. Tryon St., 21st Fl, NC0114
Charlotte, NC 28288-0114
Attn: Lease Admin. (PID #081051)

WITNESSETH:

The parties hereto hereby state the following for purposes of recording:

The parties hereto have entered into a lease (the "Lease"), dated as of September 22 2004, which provides, inter alia:

Property: The real property affected by the Lease consists, collectively, of (i) the parcel(s) of land identified on Exhibit A hereto (the "Land"); and (ii) all improvements now or hereafter located on the Land, including, without limitation, the building or building complex (the "Building") located

New Warrington Road
21 New Warrington Rd
C048228/0174219/1178029.2

Wachovia BBD: 3331
PID: 081051

15 P.P.
129.00

upon the Land, which is known by the street address of 21 New Warrington Road, Pensacola, Florida.

Leased Premises:

The premises originally demised by the Lease (the "Leased Premises") are and consist of the areas of the Property identified on Exhibit B hereto as being demised and leased to Tenant hereunder, including the areas of the Building so identified and, if applicable, any Drive-Through Banking Facilities so identified on Exhibit B hereto. Tenant has certain rights to expand the Leased Premises as set forth in the Lease (including, without limitation in Section 1.7 and Article X of the Lease). Subject to, upon and in accordance with, the terms of Article XI of the Lease, the Tenant originally named in the Lease (i.e. Wachovia Bank, National Association) and certain of its affiliated successors has certain rights to terminate the Lease with respect to all or any portions of the Leased Premises (even after such originally named Tenant, or such successor is no longer the Tenant under the Lease).

Term:

The term of the Lease shall commence on the date hereof (the "Commencement Date") and expire on the last day of the month in which the twentieth (20th) anniversary of the Commencement Date occurs, subject to sooner cancellation or termination in accordance with the express terms of the Lease, and to Tenant's renewal options described in Section 1.4 of the Lease.

Renewal Options:

Subject to, upon and in accordance with, the terms of the Lease, Tenant has six (6) successive five (5) year renewal options. Tenant shall exercise each renewal option, if at all, by notice delivered not later than twelve (12) months prior to the then current expiration of the Term, however Tenant's right to exercise any renewal option shall not lapse unless Tenant shall fail to exercise same within ten (10) business days following Landlord's delivery of a notice to Tenant that Tenant's notice exercising such renewal option has not been delivered to Landlord.

Miscellaneous:

1. In addition to the Leased Premises, the Lease demises certain other portions of the Building identified on Exhibit B-1 hereto (the "Release Premises") upon essentially the same terms and

conditions applicable to the Leased Premises, except as provided in Section 1.7 of the Lease. The term of the Lease with respect to the Release Premises will not exceed approximately two (2) years, which term shall commence on the Commencement Date and expire, at the latest, on the last day of the month in which the second (2nd) anniversary of the Commencement Date occurs. No Annual Basic Rent is payable with respect to the Release Premises, but upon the expiration of such two (2) year period, the Release Premises may, at Tenant's election, be added to the Leased Premises as expressly provided in Section 1.7 of the Lease.

2. Tenant has certain signage rights outside of the Leased Premises (including, without limitation, rights with respect to the Building Identification Signage (as such term is defined in the Lease)) as set forth in Section 3.3 and Section 3.4 of the Lease.
3. Section 3.4 of the Lease sets forth certain restrictions on the Landlord's right to erect, install or maintain, or permit any person (other than Tenant) to erect, install or maintain, any Building Signage (as defined in the Lease, but which includes all signage outside of the interior of the Building, lobby signage and monument signs) that is not Tenant's Building Signage (as defined in the Lease).
4. Section 3.4(c) -(d) of the Lease sets forth certain restrictions on the use of portions of the Property outside of the Premises as a "retail financial services operation" (as such term is defined in the Lease) including, without limitation, the right to place automatic teller machines in the Building or otherwise on the Property.
5. Tenant has certain rights to maintain and install equipment on the roof of the Building and/or in other portion(s) of the Property outside of the Leased Premises as set forth in Section 3.5 of the Lease.

6. Tenant has certain rights to manage the Property or aspects thereof as set forth in Section 3.6 of the Lease.
7. Section 4.8(a) of the Lease sets forth certain restrictions with respect to the Landlord's ability to further develop the Property.
8. Landlord has agreed that the no part of the Property shall be used for any of the Prohibited Uses, as such term is defined in Section 4.8(b) of the Lease.
9. Subject to, upon and in accordance with, Article IX of the Lease, Tenant has a right of first offer with respect to Landlord's Estate (as such term is defined in the Lease).
10. Tenant has certain remedies upon the occurrence of a Landlord Event of Default (as such term is defined in the Lease), which remedies include the self-help rights provided in Section 13.1(b) of the Lease and the offset rights provided in Section 13.2 of the Lease.

Mechanics Liens

Landlord and Tenant expressly agree and acknowledge that no interest of Landlord in the Leased Premises or the Property shall be subject to any lien for improvements made by Tenant in or for the Leased Premises, and that Landlord shall not be liable for any lien for any improvements made by Tenant, such liability being expressly prohibited by the terms of the Lease. All mechanics, materialmen and other lienors are hereby notified that pursuant to Florida Statutes §713.10, the interest of Landlord in the Leased Premises or the Property shall not be subject to liens for improvements made by Tenant.

Master Agreement.

Simultaneous with the execution of the Lease, Landlord and Tenant have entered into that certain Master Agreement Regarding Leases (the "Master Agreement"), which Master Agreement affects, among other properties, the Property. Certain provisions of the Master Agreement are incorporated into the Lease.

BK: 5634 PG: 814

This Memorandum is solely for recording purposes and shall not, and shall not be construed to, alter, modify, expand, limit, amend or supplement the Lease or the rights and obligations thereunder in any respect. In all instances reference to the Lease should be made for a full description of the rights and obligations of the parties. The recordation of this Memorandum is in lieu of, and with like effect as, the recordation of the Lease. All initially capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Lease.

[signatures follow]

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed this Memorandum by their respective duly authorized representatives as of the 22nd day of September, 2004.

Signed , Sealed and Delivered
in the Presence of:

Witness:

Maureen Callahan
Print Name: MAUREEN CALLAHAN

Witness:

Michele van der Bij
Print Name: Michele van der Bij

Witness:

Maureen Callahan
Print Name: MAUREEN CALLAHAN

Witness:

Michele van der Bij
Print Name: Michele van der Bij

LANDLORD:

FIRST STATES INVESTORS 3300,
LLC, a Delaware limited liability
company

By:

Sonya A. Huffman
Print Name: Sonya A. Huffman
Title: Vice President

TENANT:

WACHOVIA BANK, NATIONAL
ASSOCIATION, a national banking
association

By:

Nell C. King
Print Name:
Title:

Nell C. King
Senior Vice President

[acknowledgements follow]

BK: 5634 PG: 816

STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

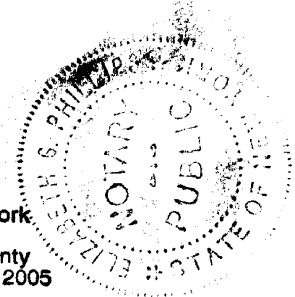
The foregoing instrument was acknowledged before me this 22nd day of September, 2004, by SONYA A. HUFFMAN, Vice President of FIRST STATES INVESTORS 3300, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced Driver's License as identification.

Elizabeth G. Phillips
Print Name: Elizabeth G. Phillips
Notary Public

Commission No.: 01PH5016107

Commission Expires: 8/2/05

ELIZABETH G. PHILLIPS
Notary Public, State of New York
No. 01PH5016107
Qualified in Westchester County
Commission Expires August 2, 2005



STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

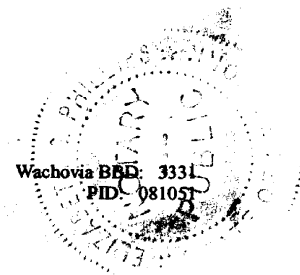
The foregoing instrument was acknowledged before me this 22nd day of September, 2004, by Neil C. King, Senior Vice President of Wachovia Bank, National Association, a national banking association, on behalf of the association. He/she is personally known to me or has produced Driver's License as identification

Elizabeth G. Phillips
Print Name: Elizabeth G. Phillips
Notary Public

Commission No.: 01PH5016107

Commission Expires: 8/2/05

ELIZABETH G. PHILLIPS
Notary Public, State of New York
No. 01PH5016107
Qualified in Westchester County
Commission Expires August 2, 2005



New Warrington Road
21 New Warrington Rd
C048228/0174219/1178029.2

WBBB 3331
PID#: 081051
New Warrington Road
Escambia County, FL
Page 1 of 2

Exhibit "A"
Legal Description

Parcel I:

Commence at the Southeast corner of Parcel B, Twin Oaks Villas, a subdivision of a portion of Section 37, Township 2 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 8, Page 89, of the Public Records of said County; thence South 83deg.47'15" West along the Northerly right of way line of the St. Louis and San Francisco Railroad (100 foot right of way) for a distance of 304.80 feet to the Point of Beginning; thence continue South 83deg.47'15" West for a distance of 126.99 feet; thence North 03deg.56'45" East for a distance of 331.49 feet; thence South 86deg.03'15" East for a distance of 125.00 feet; thence South 03deg.56'45" West for a distance of 309.08 feet to the Point of Beginning.

Parcel II:

Commencing at the Southeast corner of Parcel B Twin Oaks Villas, a subdivision of a portion of Section 37, Township 2 South, Range 30 West, Escambia County, Florida, as recorded in Plat Book 8, Page 89, of the Public Records of said County, Florida; thence North 03deg.56'45" East along the Westerly right of way line of New Warrington Road (200 foot right of way) for a distance of 280.20 feet to the Point of Beginning; thence continue North 03deg.56'45" East along said right of way line for a distance of 30.00 feet; thence North 86deg.03'15" West for a distance of 320.00 feet; thence South 03deg.56'45" West for a distance of 55.00 feet; thence South 86deg.03'15" East for a distance of 20.00 feet; thence North 03deg.56'45" East for a distance of 25.00 feet; thence South 86deg.03'15" East for a distance of 300.00 feet to the Point of Beginning.

Parcel III:

Commencing at the Southeast corner of Twin Oaks Villas as recorded in Plat Book 8, Page 89, of the Public Records of Escambia County, Florida; thence North 03deg.56'45" East for 360.20 feet along the Westerly right of way of New Warrington Road for the Point of Beginning; thence continue North 03deg.56'45" East for 169.93 feet along said right of way; thence Westerly along the arc of a curve concave to the North of radius 77.55 feet for an arc distance of 61.06 feet, said arc and the next four courses being the Southern right of way line of Twin Oaks Drive; thence North 40deg.56'24" West for 30.01 feet; thence Westerly along the arc of a curve concave to the South of radius 132.54 feet for an arc distance of 60.38 feet; thence North 87deg.03' West, for 45.35 feet; thence Westerly along the arc of a curve concave to the South of radius 407.35 feet for an arc distance of 130.41 feet; thence South 03deg.56'45" West for 222.08 feet; thence South 86deg.03'15" East for 300.00 feet to the Point of Beginning.

Parcel IV:

Commencing at the Southeast corner of Twin Oaks Villas as recorded in Plat Book 8, Page 89, of the Public Records of Escambia County, Florida; thence North 03deg.56'45" East for 610.20 feet along the Westerly right of way line of New Warrington Road for the Point of Beginning; thence North 86deg.03'15" West for 41.40 feet to the North right of way line of the Southern fork of the entrance to Twin Oaks Drive; thence South 40deg.56'24" East along said right of way line for 31.01 feet; thence Easterly along the arc of a curve concave to the North of radius 27.55 feet for an arc length of 21.69 feet; said arc being the same Twin Oaks Drive right of way line, to the West right of way line of New Warrington Road; thence North 03deg.56'45" East along the West right of way line of New Warrington Road for 30.07 feet to the Point of Beginning.

I-MI/531385.2

BK: 5634 PG: 818

WBBD 3331
PID#: 081051
New Warrington Road
Escambia County, FL
Page 2 of 2

Parcel V:

That portion of Parcel B, Twin Oaks Villas, according to the Plat recorded in Plat Book 8, Page 89, of the Public Records of Escambia County, Florida, described as follows:

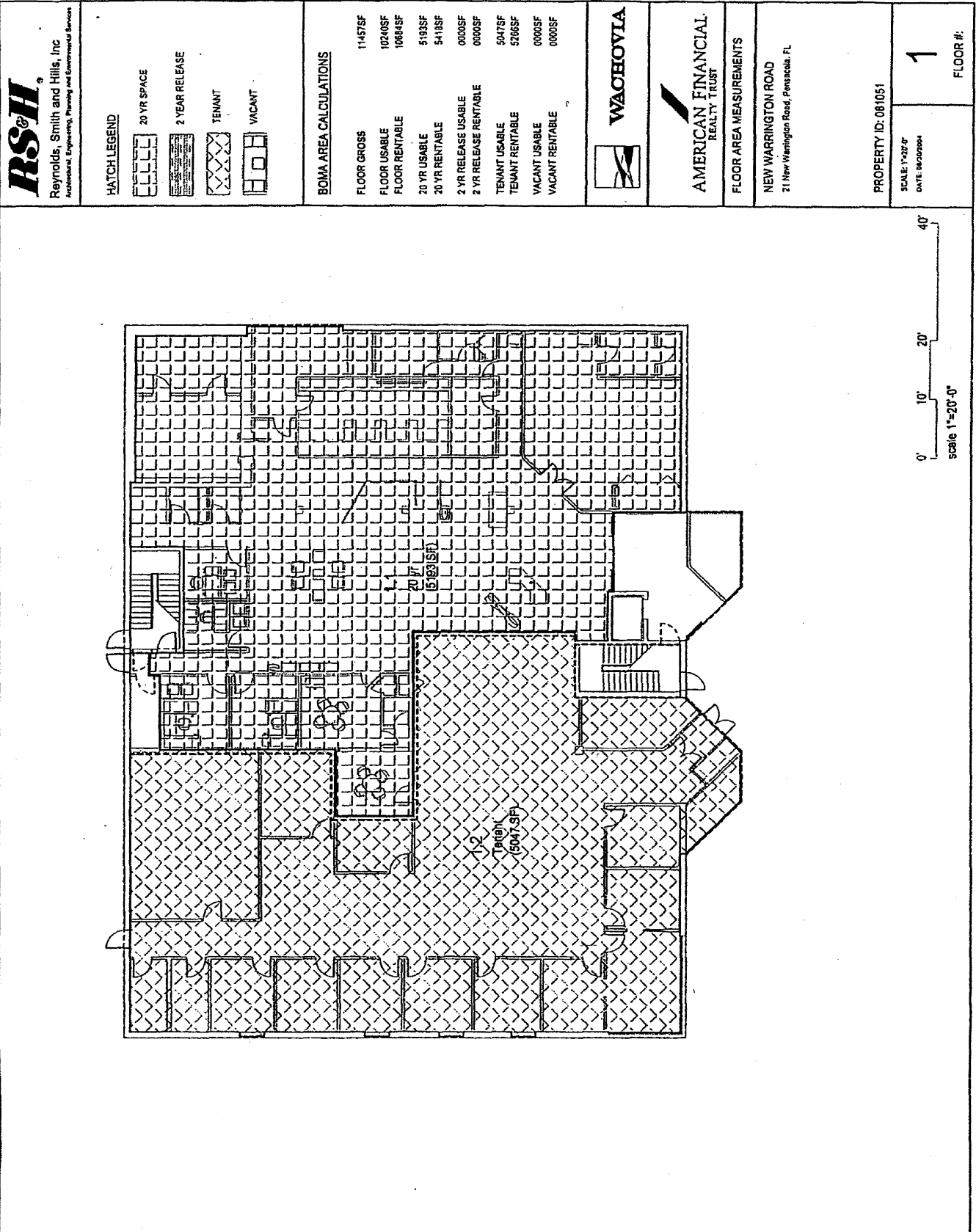
Commence at the Southeast corner of Twin Oaks Villas; thence North 03deg.56'45" East along the Westerly right of way line of New Warrington Road for 310.20 feet for the Point of Beginning; thence continue the same course for 50.00 feet; thence North 86deg.03'15" West for 300.00 feet; thence South 03deg.56'45" West for 50.00 feet; thence South 86deg.03'15" East for 300.00 feet to the Point of Beginning. All lying and being in Section 37, Township 2 South, Range 30 West.

1-MI/531385.2

BK: 5634 PG: 819

Exhibit B





Floor Plans of the Leased Premises





Reynolds, Smith and Hills, Inc
Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

-  20 YR SPACE
-  2 YEAR RELEASE
-  TENANT
-  VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	11611SF
FLOOR USABLE	10321SF
FLOOR RENTABLE	10521SF
20 YR USABLE	0000SF
20 YR RENTABLE	0000SF
2 YR RELEASE USABLE	1564SF
2 YR RELEASE RENTABLE	1564SF
TENANT USABLE	0000SF
TENANT RENTABLE	0000SF
VACANT USABLE	8937SF
VACANT RENTABLE	8937SF



WACHOVIA



AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

NEW WARRINGTON ROAD
21 New Warrington Road, Pensacola, FL

PROPERTY ID: 081051

SCALE: 1"=20'-0"
DATE: 01/03/2004

2

FLOOR #:

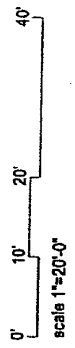
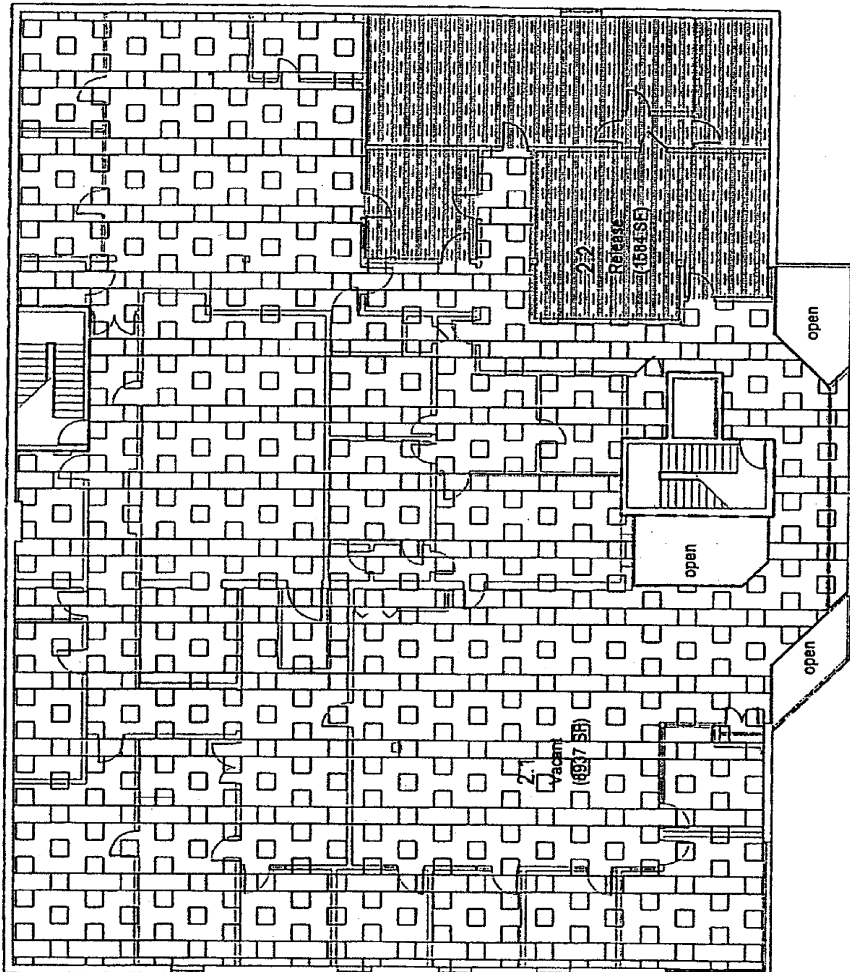


Exhibit B-1

Floor Plans of the Release Premises



Reynolds, Smith and Hills, Inc
Architectural, Engineering, Planning and Environmental Services

HATCH LEGEND

- 20 YR SPACE
- 2 YEAR RELEASE
- TENANT
- VACANT

BOMA AREA CALCULATIONS

FLOOR GROSS	11457 SF
FLOOR USABLE	10240 SF
FLOOR RENTABLE	10694 SF
20 YR USABLE	5193 SF
20 YR RENTABLE	5418 SF
2 YR RELEASE USABLE	0005 SF
2 YR RELEASE RENTABLE	0005 SF
TENANT USABLE	5547 SF
TENANT RENTABLE	5205 SF
VACANT USABLE	0005 SF
VACANT RENTABLE	0005 SF



WACHOVIA



AMERICAN FINANCIAL REALTY TRUST

FLOOR AREA MEASUREMENTS

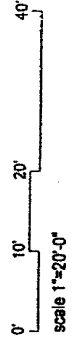
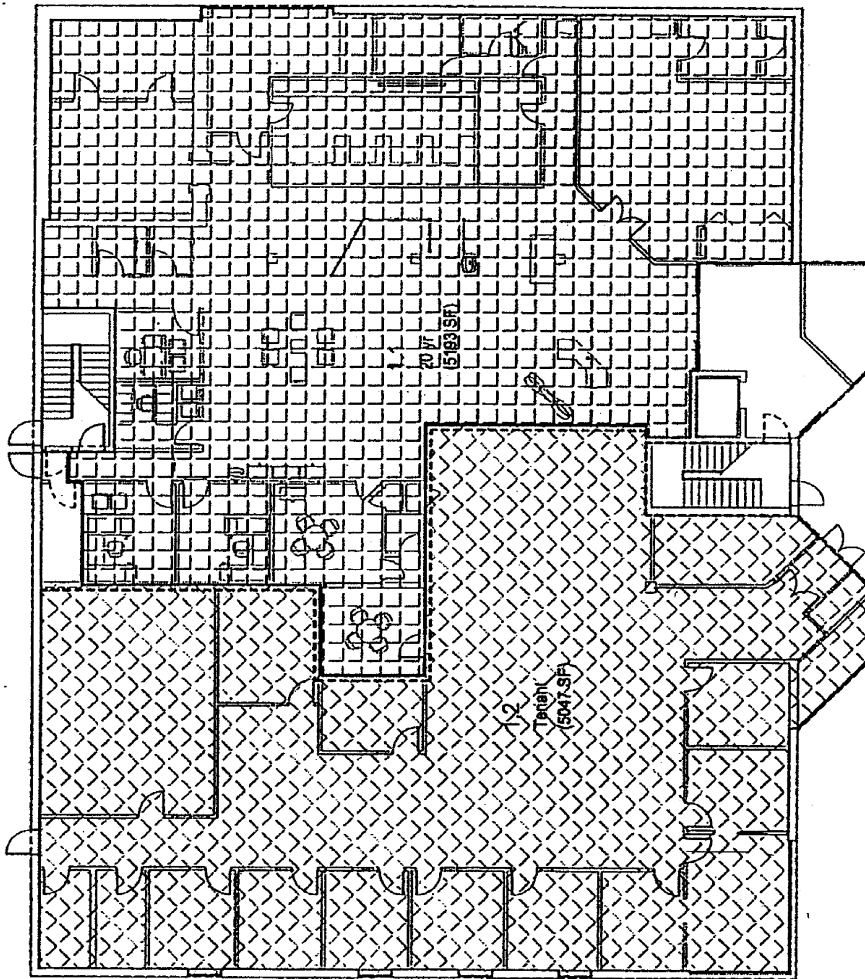
NEW WARRINGTON ROAD
21 New Warrington Road, Pensacola, FL

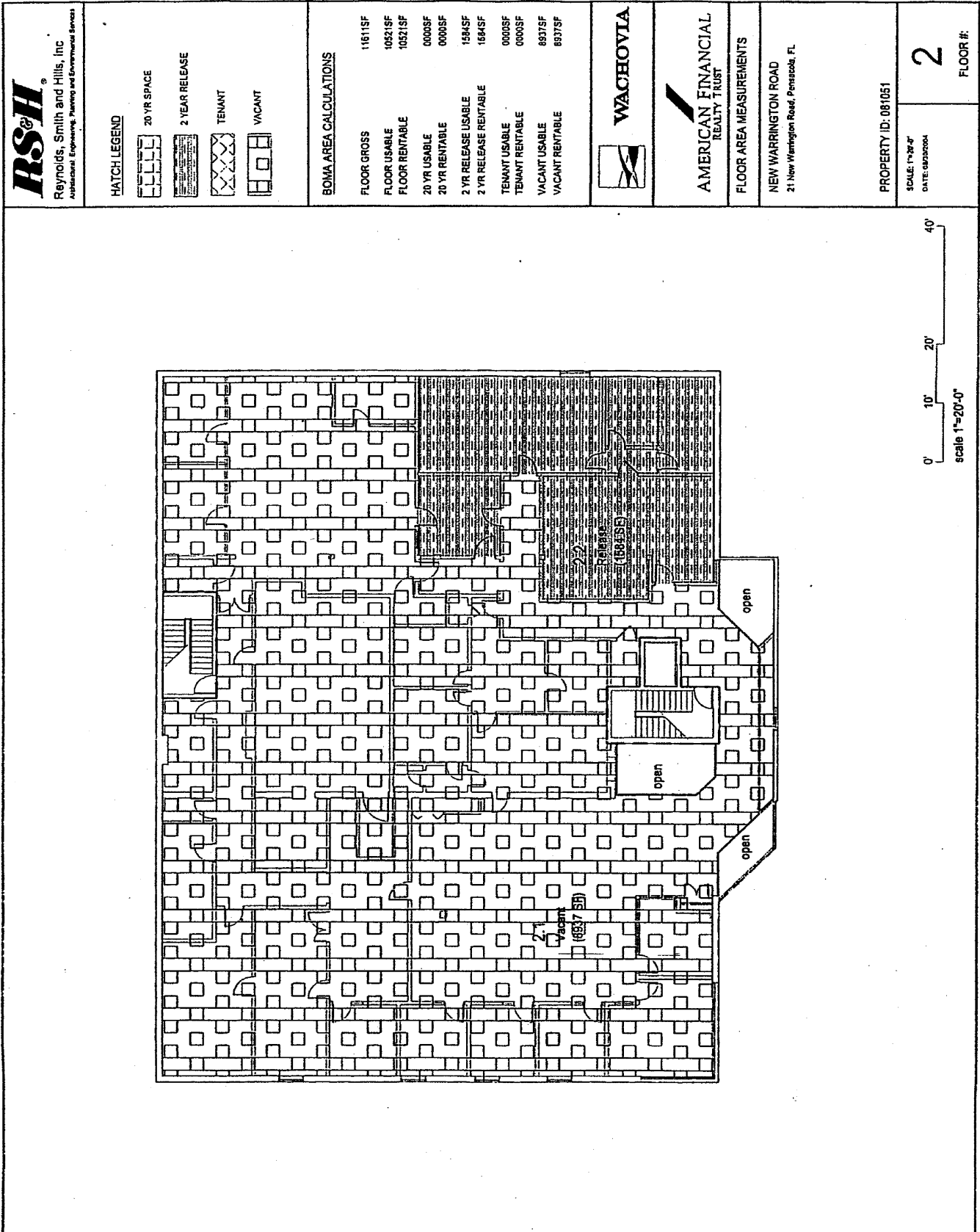
PROPERTY ID: 081051

SCALE: 1"=20'-0"
DATE: 8/20/2004

1

FLOOR #:





**Recorded in Public Records 3/12/2020 2:33 PM OR Book 8262 Page 876,
Instrument #2020021992, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50**

Prepared by:
Fountain, Schultz & Bridgford, PLLC
Kerry Anne Schultz, Esquire
2045 Fountain Professional Ct., Suite A
Navarre, Florida 32566
When recorded return to:
Kerry Anne Schultz, Esquire
2045 Fountain Professional Ct., Suite A
Navarre, Florida 32566

(Space above this line reserved for recording office use only)

AFFIDAVIT

STATE OF FLORIDA)
ESCAMBIA COUNTY)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **CLIFF MOWE, as Manager of 21 NEW WARRINGTON ROAD, LLC.**, a Florida limited liability company (“Affiant”), who deposes and says under penalties of perjury that:

- 1. This Affidavit is made with regard to the following described property:

Parcel 1

Commencing at the Southeast corner of Twin Oaks Villas as recorded in Plat Book 8, Page 89, of the Public Records of Escambia County, Florida; thence North 03 degrees 56 minutes 45 seconds East for 360.20 feet along the Westerly right of way of New Warrington Road for the Point of Beginning; thence continue North 03 degrees 56 minutes 45 seconds East for 169.93 feet along said right of way; thence Westerly along the arc of a curve concave to the North of radius 77.55 feet for an arc distance of 61.06 feet, said arc and the next four courses being the Southern right of way line of Twin Oaks Drive; thence North 40 degrees 56 minutes 24 seconds West for 30.01 feet; thence Westerly along the arc of a curve concave to the South of radius 132.54 feet for an arc distance of 60.38 feet; thence North 87 degrees 03 minutes West, for 45.35 feet; thence Westerly along the arc of a curve concave to the South of radius 407.35 feet for an arc distance of 130.41 feet; thence South 03 degrees 56 minutes 45 seconds West for 222.08 feet; thence South 86 degrees 03 minutes 15 seconds East for 300.00 feet to the Point of Beginning.

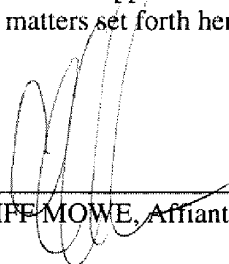
Parcel 2

That portion of Parcel B, Twin Oaks Villas, according to the plat recorded in Plat Book 8, Page 89, of the Public Records of Escambia County, Florida, described as follows:
Commence at the Southeast corner of Twin Oaks Villas; thence North 03 degrees 56 minutes 45 seconds East along the Westerly right of way line of New Warrington Road for 310.20 feet for the Point of Beginning; thence continue the same course for 50.00 feet; thence North 86 degrees 03 minutes 15 seconds West for 300.00 feet; thence South 03 degrees 56 minutes 45 seconds West for 50.00 feet; thence South 86 degrees 03 minutes 15 seconds East for 300.00 feet to the Point of Beginning. All lying and being in Section 37, Township 2 South, Range 30 West. (“Property”).

BK: 8262 PG: 877 Last Page

- 2. Affiant is the Manager of 21 New Warrington Road, LLC.
- 3. Affiant is aware that a Memorandum of Lease from First States Investors 3300, LLC to Wachovia Bank, National Association was recorded on May 6, 2005, under O.R. Book 5634, Page 810, Public Records of Escambia County, Florida.
- 4. I have personal knowledge that Wachovia Bank, National Association vacated the Property several years prior to 21 New Warrington Road, LLC purchasing the Property.
- 5. 21 New Warrington Road, LLC has owned the Property since March 6, 2015. I am aware that Wachovia Bank, National Association has neither had possession of the Property, nor provided a claim of possession to the Property since March 6, 2015.
- 6. This Affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Fountain, Schultz & Bridgford, P.L.L.C.** and **Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Fountain, Schultz & Bridgford, P.L.L.C.** and **Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.

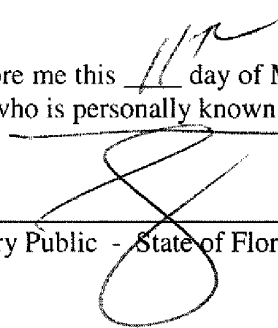
DONE this 11th day of March, 2020.



 CLIFF MOWE, Affiant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 11th day of March, 2020, by James A. Young, Jr., who in my physical presence, and who is personally known to me or has produced _____ as identification.



 Notary Public - State of Florida

