

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

122520

•					CONTRACTOR CONTRACTOR		-00 00
Part 1: Tax Deed	Application Infor	mation	44.3			作。 图 3.3	
Applicant Name Applicant Address	KEYS FUNDING LLC - 6023 PO BOX 71540 PHILADELPHIA, PA 19176-1540		Application date		Apr 21, 2025		
Property ARD JIMMIE MARIE EST OF 1525 ORA DR PENSACOLA, FL 32506 Certifi		Certificate	#	2023 / 4659 06/01/2023			
	1525 ORA DR 09-4683-100					Date certificate issued	
Part 2: Certificate	es Owned by App	licant and	d Filed wi	th Tax Deed	Application	n	
Column 1 Certificate Numbe	Column r Date of Certific			olumn 3 unt of Certificate		lumn 4 terest	Column 5: Total (Column 3 + Column 4)
# 2023/4659	06/01/2	023		3,559.78		177.99	3,737.77
					→ I	Part 2: Total*	3,737.77
Part 3: Other Cer	tificates Redeem	ed by Ap	plicant (O	ther than Co	unty)	The second secon	
Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Face A	umn 3 mount of Certificate	Column 4 Tax Collector's I		Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/4769	06/01/2024		3,817.57		6.25	262.46	4,086.28
,,,						Part 3: Total*	4,086.28
Part 4: Tax Colle	ctor Certified Am	ounts (Li	nes 1-7)		2 88 Ta C		
1. Cost of all certi	ficates in applicant's	possessio	n and othe			applicant ts 2 + 3 above)	7,824.05
2. Delinquent taxe	es paid by the applica	ant					0.00
3. Current taxes p	paid by the applicant		·		•		3,571.07
4. Property inform	nation report fee						200.00
5. Tax deed appli	cation fee						175.00
6. Interest accrue	d by tax collector und	der s.197.5	42, F.S. (s	ee Tax Collecto	r Instruction	ns, page 2)	0.00
7.		, , , , , , , , , , , , , , , , , , , ,			Total Pa	id (Lines 1-6)	11,770.12
	formation is true and that the property inf						nd tax collector's fees
	XX				Es	cambia, Florid	la
Sign here:	ature, Tax Collector or Desi	innee			Date _	April 24th, 2	2025_

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

	Market 1255 (1964) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
rt 5: Clerk of Court Certified Amounts (Lines 8-14)	
Processing tax deed fee	
Certified or registered mail charge	
Clerk of Court advertising, notice for newspaper, and electronic auction fees	
Recording fee for certificate of notice	
Sheriff's fees	
Interest (see Clerk of Court Instructions, page 2)	
Total Paid (Lines	8-13)
Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6 F.S.)(c),
Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
here: Date of sale1 Signature, Clerk of Court or Designee	12/03/2025
	Processing tax deed fee Certified or registered mail charge Clerk of Court advertising, notice for newspaper, and electronic auction fees Recording fee for certificate of notice Sheriff's fees Interest (see Clerk of Court Instructions, page 2) Total Paid (Lines Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6) F.S. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable) Date of sale

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 NW COR OF SEC 29 E 660 FT S 943 FT FOR POB N 253 FT E 204 38/100 FT S 31 DEG 18 MIN E 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 752 P 314 OR 1156 P 498 AND BEG AT NW COR OF SEC S 660 FT FOR POB CONT S 330 FT E 660 FT N F330 FT W 660 FT TO POB OR 226 P 647 OR 468 P 877 OR 1156 P 498 AND BEG AT NW COR OF SEC E 660 FT S 943 FT FOR POB CONT S 253 FT N 65 DEG 58 MIN E 410 8/100 FT N 31 DEG 18 MIN W 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 1781 P 540 LESS OR 5729 P 787 DOGTRACK AREA DEVELOPERS AND BEG AT NW COR OF SEC E 870 FT S 510 FT FOR POB W 210 FT S 180 FT E 210 FT N 180 FT TO POB OR 468 P 877 OR 1156 P 498 OR 7490 P 683 LESS OR 8204 P 659 BARRINGTON LESS OR 8288 P 748 MAGINN

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500238

To: Tax Collector of	ESCAMBIA COUNTY	, Florida
I, KEYS FUNDING LLC - 6	6023	

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
09-4683-100	2023/4659	06-01-2023	BEG AT NW COR OF SEC 29 E 660 FT S 943 FT FOR POB N 253 FT E 204 38/100 FT S 31 DEG 18 MIN E 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 752 P 314 OR 1156 P 498 AND BEG AT NW COR OF
			SEC S 660 FT FOR POB CONT S 330 FT E 660 FT N F330 FT W 660 FT TO POB OR 226 P 647 OR 468 P 877 OR 1156 P 498 AND BEG AT NW COR OF SEC E 660 FT S
			943 FT FOR POB CONT S 253 FT N 65 DEG 58 MIN E 410 8/100 FT N 31 DEG 18 MIN W 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 1781 P 540 LESS OR 5729 P
			787 DOGTRACK AREA DEVELOPERS AND BEG AT NW COR OF SEC E 870 FT S 510 FT FOR POB W 210 FT S 180 FT E 210 FT N 180 FT TO POB OR 468 P 877 OR 1156 P
			498 OR 7490 P 683 LESS OR 8204 P 659 BARRINGTON LESS OR 8288 P 748 MAGINN

I agree to:

PO BOX 71540

PHILADELPHIA, PA 19176-1540,

- · 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 of	n file
KEYS FUNDING LLC	- 6023
PO BOX 71540	
PHILADELPHIA, PA	19176-1540

Applicant's signature



Gary "Bubba" Peters

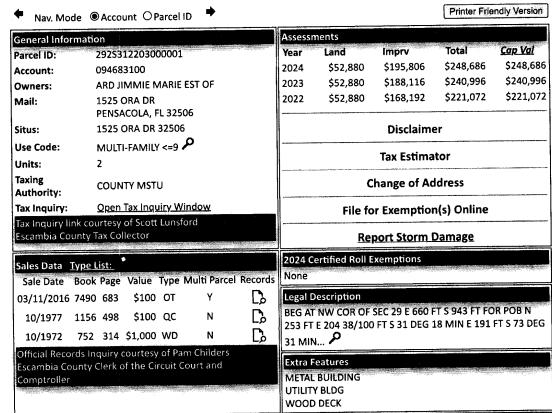
Escambia County Property Appraiser

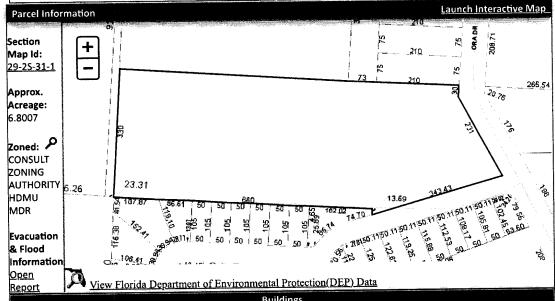
Real Estate Search

Tangible Property Search

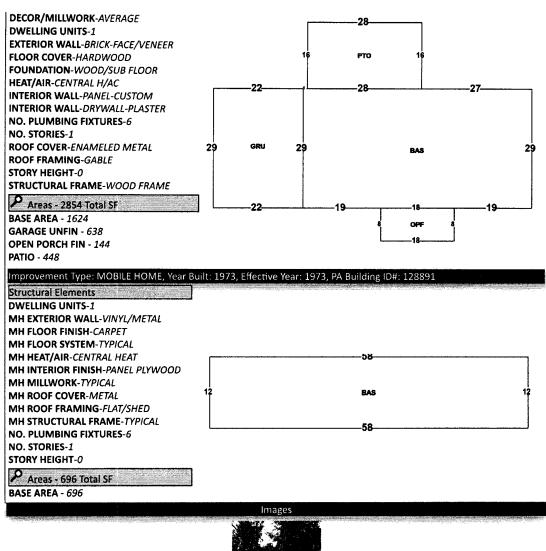
Sale List







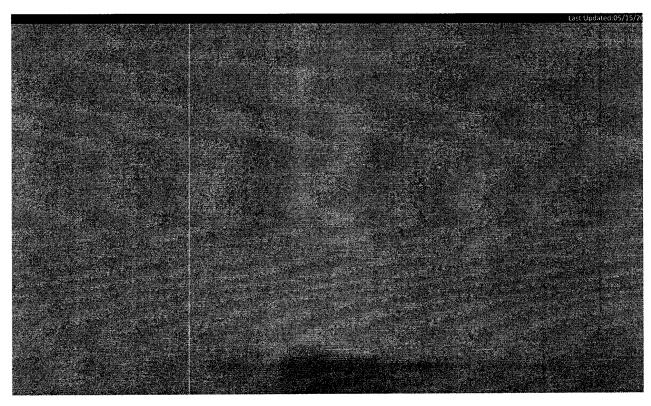
Address:1525 ORA DR, Improvement Type: SINGLE FAMILY, Year Built: 1979, Effective Year: 1979, PA Building ID#: 108932





12/2/2021 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.



Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025038191 5/23/2025 9:21 AM
OFF REC BK: 9322 PG: 355 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That KEYS FUNDING LLC holder of Tax Certificate No. 04659, 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 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 094683100 (1225-20)

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

JIMMIE MARIE ARD EST OF

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 December, which is the 3rd day of December 2025.

Dated this 22nd 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.

COMPTRO

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk

LEGAL DESCRIPTION

BEG AT NW COR OF SEC 29 E 660 FT S 943 FT FOR POB N 253 FT E 204 38/100 FT S 31 DEG 18 MIN E 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 752 P 314 OR 1156 P 498 AND BEG AT NW COR OF SEC S 660 FT FOR POB CONT S 330 FT E 660 FT N F330 FT W 660 FT TO POB OR 226 P 647 OR 468 P 877 OR 1156 P 498 AND BEG AT NW COR OF SEC E 660 FT S 943 FT FOR POB CONT S 253 FT N 65 DEG 58 MIN E 410 8/100 FT N 31 DEG 18 MIN W 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 1781 P 540 LESS OR 5729 P 787 DOGTRACK AREA DEVELOPERS AND BEG AT NW COR OF SEC E 870 FT S 510 FT FOR POB W 210 FT S 180 FT E 210 FT N 180 FT TO POB OR 468 P 877 OR 1156 P 498 OR 7490 P 683 LESS OR 8204 P 659 BARRINGTON LESS OR 8288 P 748 MAGINN

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

	THE ATTACHE	D REPORT	IS ISSUED TO:			
	SCOTT LUNSFO	ORD, ESCA	MBIA COUNTY	TAX COLLECTOR		
	TAX ACCOUNT	Γ#:	09-4683-100	CERTIFICATE #:	2023-4	659
	REPORT IS LIM	IITED TO T	HE PERSON(S) E	THE LIABILITY FOR ERRO XPRESSLY IDENTIFIED BY NT(S) OF THE PROPERTY II	Y NAME IN TH	IE PROPERTY
	listing of the owr tax information a	ner(s) of reco and a listing a corded in the	ord of the land desc and copies of all op Official Record B	th the instructions given by the cribed herein together with curben or unsatisfied leases, mortgooks of Escambia County, Flo	rent and delinqu gages, judgment	ent ad valorem s and
	and mineral or ar	ny subsurface		axes and assessments due now l or nature; easements, restrictions.		
				idity or sufficiency of any doc f title, a guarantee of title, or a		
	Use of the term "	Report" here	ein refers to the Pro	operty Information Report and	the documents	attached hereto.
Po	eriod Searched: _	September	· 5, 2005 to and in	cluding September 5, 2025	Abstractor:	Vicki Campbell
	BY					
	Malal	phl/				

Michael A. Campbell, As President

Dated: September 8, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

September 8, 2025

Tax Account #: 09-4683-100

1. The Grantee(s) of the last deed(s) of record is/are: JIMMIE MARIE ARD

By Virtue of Warranty Deed recorded 11/27/1973 in OR 752/314 and Contract OR 226/647, Warranty Deed OR 468/877, Deed OR 1156/498 Warranty Deed OR 1781/540; Death Certificate OR 7490/683 and we have included copies of Less Out Deeds in OR 5729/787; OR 5738/272; OR 8204/659 and OR 8288/748.

ABSTRACTOR'S NOTE: WE FIND NO PROBATE OR DEATH CERTIFICATE FILED FOR JIMMIE MARIE ARD IN ESCAMBIA COUNTY.

- 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) 2022-2024 are delinquent.

Tax Account #: 09-4683-100 Assessed Value: \$248,686.00

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

CERTIFICA	TION.	PROPERTY	INFORMATION	REPORT FOR TDA
CENTIFICE	MILLON.	INVIENTI	INTUMMATION	NEI ONI FON IDA

TAX I	DEED	SALE DATE:	DEC 3, 2025
TAX A	ACCO	UNT #:	09-4683-100
CERTIFICATE #:		TE #:	2023-4659
those	person	s, firms, and/or agencies h	orida Statutes, the following is a list of names and addresses of aving legal interest in or claim against the above-described le certificate is being submitted as proper notification of tax deed
YES	NO 	Notify City of Pensacola Notify Escambia County Homestead for <u>2024</u> ta	y, 190 Governmental Center, 32502

JIMMIE MARIE ARD 1525 ORA DR PENSACOLA, FL 32506

Certified and delivered to Escambia County Tax Collector, this 8th day of September 2025.

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

BY: Michael A. Campbell, As Its President

Malphel

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

PROPERTY INFORMATION REPORT

September 8, 2025 Tax Account #:09-4683-100

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT NW COR OF SEC 29 E 660 FT S 943 FT FOR POB N 253 FT E 204 38/100 FT S 31 DEG 18 MIN E 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 752 P 314 OR 1156 P 498 AND BEG AT NW COR OF SEC S 660 FT FOR POB CONT S 330 FT E 660 FT N F330 FT W 660 FT TO POB OR 226 P 647 OR 468 P 877 OR 1156 P 498 AND BEG AT NW COR OF SEC E 660 FT S 943 FT FOR POB CONT S 253 FT N 65 DEG 58 MIN E 410 8/100 FT N 31 DEG 18 MIN W 191 FT S 73 DEG 31 MIN W 316 63/100 FT TO POB OR 1781 P 540 LESS OR 5729 P 787 DOGTRACK AREA DEVELOPERS AND BEG AT NW COR OF SEC E 870 FT S 510 FT FOR POB W 210 FT S 180 FT E 210 FT N 180 FT TO POB OR 468 P 877 OR 1156 P 498 OR 7490 P 683 LESS OR 8204 P 659 BARRINGTON LESS OR 8288 P 748 MAGINN

SECTION 29, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 09-4683-100(1225-20)

1.5	
Y.W. Prepare	ed by Jim N. Leaver
WARRANTY T	EED 5260 Frieto Drive, Fensacola, Fla.32506
8. State of Florida Escambla County Rt. 2, Box 926- Pensacola, 1	(1) W.C
Runin All Men by These Presents: That Jim N. Leaver husband and wife	and Birdie R. Leaver
for and in consideration of \$10.00 (Ten Dollars) and other	***************************************
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto	Jefferson Davis Ard
Their heirs executant	
Their heirs, executors, administrators and assigns, forever, the f situate, lying and being in the	ollowing described real property,
29, Township 2 South, Range 31 West, thence East 204, 38 feet, thence South 31°18 East 191 73°31 West 316.63 feet to point of beginning.	est corner of Section st 660 feet, thence orth 253 feet, thence feet, thence South
$\mathcal V$ O11 and mineral rights reserved by W. H. Tanton	n.,
	TO DO ALMERITA DIA
A STATE OF STATE OF STATE	RIDA SURTAX
	7 1 - 0 1 10 =
102 0 = 65 = 0.000 NO. 10 0 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3 RB 11020
To have and to hold, unto the said grantee	
rogether with all and singular the tenoments beauty	ver.
And We covenant that We Are well seized of simple in the said property, and have a good right to convey the same; that it is free o	an indefeasable estate in fee
Osses	I lien of encumbrance
and enjoyment thereof, against all persons lawfully claiming the same, shall and will be	quiet and peaceable possession
	ofever trarrant and defend.
J.D. 197.	Jan uns
Signed feeled and delivered in the presence of	~1
July 1	fra. c. SEAL)
Birdie K.	Lancer (SEAL)
	(SEAL)
	(SEAL)
State of Florida	
ESCACIBIA County	7
Before the subscriber personally appeared	g gaby on
Biosic D. Land	CLERK FILE NO.
his wife innown to me to be the individual S. downstand to	4 0
the came for the uses and purposes therein set forth	
Out number my hand and official seal this . # day of . OCTOBER 1972	
10 . 01	
130 M Aloyd Kl	:
Solary Public /	
My Commission expires July 15, 1923	.
Management of the state of the	

Order: DEC2025TAXSALE Doc: FLESCA:752-00314

5 % X 20	SCUR 226 PAGE 647	CONTRACT A-118
(1015 total)		MAYES PRINTING COMPAN PENSACOLA, PLA.
	his 8th day of Apr	il
between W. H. Tanton ar	nd Ora B. Tanton, husband	and wife
		4444 W.L.L.G.,
***************************************		of the first part, and
Jefferson Davis Ard & hugh	Iimmie Marie Ard, Rt 2, 130x part, agrees to sell to the said party of t	second part, WITNESSETH:
That the said party of the first	part, agrees to sell to the said party of t	he second part, the following
lescribed real estate, situate, lying :	and being in Escambia County,	State of Florida, to-wit:
Begin at the Northwe	est corner of Section 29, I	ownship 2 South,
Range 31 West, thence	ee South 660 feet to the po	int of heginning,
thence continue Sout	th 330 feet, thence East 63	O feet, thence
north 330 feet, then	ice West 630 feet to the po	int_of_beginning,
containing 43 acres,	more or less.	
The grantors heroin	harahy ragami-	
gas and mineral mich	hereby reserve unto themse	Lves all oil,
or the price of Two Thousand	ts in and to the above des Two Hundred Fifty & no/10	o (*2050 contract)
f which purchase money the said n	arty of the second part has paid the sun	0(\$225000DOLLARS,
& no/100(\$300)	00)	or rarge Hundred
ollars, and has giventheir promis	sory notes, of even date herewith, in the	sum of One Thomas
Nine Hundred Fifty &	no/100(\$195	0.00) Dellem
ayable at the office of W. H. Ta	nton and Ora B. Tanton, at th, first payment to begin month thereafter until pa	the rate of not
ess than \$40.00 per mon 9 65, and each and every	th, first payment to begin	May 15,
espectively, with interest payable &	computed at the range by payme	nts per cent. per annum.
rumaate	until paid.	
The said party of the second par fterwards, and other governmental	t agrees, and hereby covenants to pay all improvement taxes and assessments, wh	Taxes for current year, and ich may be assessed against
and property, and also to keep (the improvement taxes and assessments, which improvements upon said property in not less than	isured in the name of gold
cost or party of second part.		•
ie said party of the second part sha	t further agrees and hereby covenants covenants herein agreed to be done or p any installments of the interest there il forfeit all rights whatsoever under the property shall be considered.	in, then, and in that event,
me un to the date of said default	reperty shan be considered and treated	as a reasonable rental of
a to the said property hereinbefore acate same and deliver up possession writing.	or non-payment, and the said party of the described, the tenant at will of said party of the first p in thereof to the said party of the first p	y of the first part, and will art, upon three day's notice
The party of the first part upon id upon the due and faithful perfor	payment of all of said notes according mance of the agreements and covenants to the said party of the second part	to their tenor and effect,
	so the bard party of the second part a	2000 300 Sullicient dood of
aveyance to said property, at the c	ost and expense of party of first	part.
an Cestimony Wi	jereof, The parties hereto have hereunt	set their hands and seals.
•	this 10 th day of April,	19.65.
OTATE OF ELOPIDA	ON THE	
STATE OF FLORIDA DOCUMENTARY STAMP TAX	10 + 2	Scall Scall
CPR20'65	Gray B. Tanto	n Soil
COMPTROLLER P.B. 190125	JOA Gefferen Laur	Ark Seal
	MA Rimmie m.	asie and som
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() A	bur on c	ASS "C" INTAKCIBLE PERSONAL PROPERTY.
	OF 12-5	1 Ly - 0 0 1
rule ()	ces 6	AMBIA COUNTY TAX COLLECTION
		()

Order: DEC2025TAXSALE Doc: FLESCA:226-00647

STATE OF FLORIDA 1 SCEN 226 PAGE 648	
STATE OF FLORIDA SECON DELO PAGE USES	
Before the subscriber, a Notary Public, personally appeared	101
and Ora BTanton to me well known, and known to me to be the individuals described in and who ex instrument, and acknowledged that they executed the same for the uses and purpo	cecuted the foregoing
and the said Ora. B Tanton wife of the said W H Te upon a private examination by me held, separate and apart from her said husbar declared that she executed the same freely and voluntarily and without fear or app on constraint of or from her said husband, and for the purpose of agreeing to relieve the said property.	rehension, compulsion
Given under my hand and official seal, this 10 day of April,	A.D., 1965.
My Commission expires 3	Notary Public.
My Commission expires 3 — STATE OF FLORIDA County of Before the subscriber, duly commissioned, qualified and acting as Notary F	
	111 1
State and County personally appeared	foregoing instrument
and to be the President of the a corporation, and acknowledged and declared that he, as President of being duly authorized by it, signed its name and affixed its seal to and executed the it and as its act and deed.	said corporation, and ne said instrument for
Given under my hand and official seal, this	A.D. 19
My Commission expires	Notary Public.
My Commission expires	
TO CONTE RECEIVED this of at and Recorded in Volume, the day of Cli By	
TO CONTRA RECEIVED this Recorded in Volume Clerk O	State of Flo
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Order: DEC2025TAXSALE Doc: FLESCA:226-00647

• • •	A CONTRACTOR OF THE PROPERTY O	
* * * * * * * * * * * * * * * * * * *	1 2 Artist - SANTON TO ANY SECTION OF THE ACCOUNT OF THE PARTY OF THE	'
•	1	. 1
€		ŧ
Clk's Rec. Fee2.25	This instrument was prepared by	
St. Doc. Stamp Tax 1.80	A. G. Condon, Jr. of	i
St. Doc. Sur-Tax 1.10	Holsberry, Emmanuel, Sheppard & Mitchell Attorneys et Law	;
TOTAL \$ 5.15	24 West Government Street	· i.
•	Pust Office Box 390	· ' [
	Pennecola, Florida 32502	
State of Morida, county of	P ESCAMBIA 1 Our File No. A-5055	1
	· · · · · · · · · · · · · · · · · · ·	
KNOW ALL MEN BY THESE PRESENT	TS, That I/XX Ore B. Tenton, a widow, unremarried	ŀ
		ł
4	other good and valuable considerations, the receipt of which is hereby as-	- 1
for and in consideration of ten notice and	quit claim untoJefferson Dayls Ard and Jimmle	
Marie Ard, husband and	l wife	
		1
Poute # 2 Box 192	6-1 Pensacola Piorida their bus	}
Added a successors and and	ione forever, the following described real property, assess, the	. }
executors, seministrature, successive and	County of Escambia State of Florida, to-wit:	į
the	11	1
Commence at the North	west corner of Section 29, Township 2	
South, Range 31 West,	thence South 660 feet to the point of	
beginning, thence con-	tille south to the	
feet, thence North 33	thence South 300 feet, thence East 630 tinue South 330 feet, thence East 630 feet, thence West 630 feet to the ontaining 44 acres, more or less, cambia County, Florida	
point of beginning,_c	oncalning 43 acres, more	. 1
lying and being in Es	cambia County, Florida	
and		- 1
co-once at the North	west corner of Section 29, Township 2	
South Pange 31 West.	thence East 870 feet, thence South beginning, thence West 210 feet, thence East 210 feet, thence North	
510 feet to point of	beginning, thence West 210 reer,	
thence South 150 feet	beginning, thence East 210 feet, thence North	
150 feet to boint of	nektunangi	,
Escambia County, Flor	cida	
	DOCUMENTARÝ	
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known to me to be the individual . descri	thed by said name. who executed the fore-	1: "
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Order: DEC2025TAXSALE Doc: FLESCA:468-00877

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Total 8 4.85	ATTORNEYS AT LAW	
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for and in consideration of Ten Dollars and other go	ed and valuable considerations, the receipt of which is hereby acknow-	
	JEFFERSON DAVIS ARD and JIMMIE MARIE	
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the C	ounty of ESCAMB1A . State of Florids, to-wit:	
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IN WITNESS WHEREOF, I have here		
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Signed, seals and delivered in the presence of:	ORA B. TANTON (SEAL)	
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STATE OF FLORIDA COUNTY OF	ESCAMBIA	
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The foregoing instrument was acknowledged	I before me this 22 day	
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Order: 2025-NOV-5 Doc: FLESCA:1156-00498

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STATE OF FLORIDA	n Drive Pensaco			
COUNTY OF ESCAMBIA			56	
KNOW ALL MEN BY THESE PRESENTS (LISENBY, husband and wife	Grantec's Address		Y and PATRICIA LOU	ust
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ior and in consideration of Ten Dollars (\$1000 is hereby acknowledged has bargained, sold, co and JIMMIE MARIE ARD, husband at	and other good onveyed and grar nd wife	and valuable	considerations the rec JEFFERSON D.	, Grantor* eipt of which _ARD
grantee's heirs, executors, administrators and c and being in the County ofESCAMBLE	issigns, forever, t	he following	described property, s	situate, lying
Commencing at the Northwest Range 31 West; thence Last 660 f beginning; thence continue South Last 410.03 feet; thence North 3 South 73 degrees 31 minutes West and being in Escambia County, Fl	253 feet; the	outh 943 fe ence North	et to point of 65 degrees 58 minu	utes ung
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This is to recent prepared by				
' Linda S. Gulsby 312 So. Baylen St.	, ° 9		OF EL ODIOA	1
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*Wherever used herein the term presentatives successors and/or ass member shell include the plural an	'grantee/grantor' shall in	clude the hers pe	monal re-	iaims of all
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IN "VESS WHEREOF, grantor has here	unto set grantor's	s hand and s	eal on June 29, 198.	3
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THE MOTION OF SERVICE SERVICES		- and wife		
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Order: DEC2025TAXSALE Doc: FLESCA:1781-00540

Page 1 of 1

Recorded in Public Records 11/22/2019 4:48 PM OR Book 8204 Page 654, Instrument #2019103073, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

Rec \$

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 292S312203000001

MARRIAGE / DEATH AFFIDAVIT

STATE OF FLORIDA COUNTY OF ESCAMBIA

Before me, the undersigned authority, this **November 22, 2019** personally appeared **Jimmie Marie Ard** who after being first duly sworn on oath deposes and says that he/she is the **wife** of **Jefferson D. Ard** and that they were husband and wife on **June 29, 1983**, the date they took title to property recorded in Official Records Book 1781 at Page 540 of the Public Records of **Escambia** County, Florida, and that their marriage was/has been continuous and uninterrupted until the death of **February 6, 2016**. Affiant further sayeth not.

Jimmie Marie Ard Marie Ard

STATE OF FLORIDA COUNTY OF Escambia

The foregoing instrument was acknowledged before me this the **November 22, 2019.** by **Jimmie Marie Ard**, who is either personally known to me or who produced a driver's license as identification.

Printed Name:

My commission expires:



Recorded in Public Records 11/22/2019 4:48 PM OR Book 8204 Page 655, Instrument #2019103074, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$10.00

2

Prepared by:
Karen McClammy, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 292S312203000001

GENERAL AFFIDAVIT

STATE OF FLORIDA COUNTY OF ESCAMBIA

BEFORE ME the undersigned authority and officer duly commissioned by the laws of the aforementioned state and county, on this date **November 22, 2019** personally appeared

Jimmie Marie Ard

who having been first duly sworn, on oath, deposes and says:

- 1. That I am of sound mind, adult age and otherwise sui juris.
- 2. That I am the spouse of Jefferson D. Ard, deceased. That Jefferson D. Ard, was a resident of the State of Florida. That this transaction is a sale to a bona-fide purchaser for value.

Property Address: 1513 Ora Dr, Pensacola, Florida 32506

Further Affiant Sayeth Naught.

AFFIANT IS FAMILIAR WITH THE NATURE OF THIS OATH, AND THE PENALTIES FOR MAKING A FALSE STATEMENT.

Signed, sealed and delivered in our presence:

Witness Printed Name:

State of Florida
County of Escambia

The foregoing Affidavit was sworn to and subscribed before me this November 22, 2019, by Jimmie Marie Ard and who is either personally known to me, or who produced a driver's license as identification.

(SEAL)

Notary Public Print Name:

Jimmi Marie Ard

My Commission Expires:



LESS OUT DEEDS

Recorded in Public Records 09/14/2005 at 04:41 PM OR Book 5729 Page 787, Instrument #2005420057, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50 Deed Stamps \$700.00

This Instrument Prepared By: JAMES S. CAMPBELL Beggs & Lane, RLLP 501 Commendencia Street Pensacola, Florida 32502 (850) 432-2451 File Number: 9608-44634

Parcel ID# 29-2S-31-2202-000-000

STATE OF FLORIDA COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Jefferson D. Ard and Jimmie Marie Ard, husband and wife (herein "Grantor"), whose address is 1525 Ora Drive, Pensacola, Florida 32506, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Dogtrack Area Developers, LLC, a Florida limited liability company (herein "Grantee"), whose address is 3838 N. Palafox Street, Pensacola, Florida 32505, and Grantee's successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to those certain matters all as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference ("Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions set forth herein.

IN WITNESS WHEREOF, we have day of September, 2005.	ve hereunto set our hands and seals this
Signed, sealed, and delivered in the presence of: Print Name: Stephoel works	Joshen D. And Joshenson D. Ard Quin i Marie and
Print Name:	Jimmie Marie Ard

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 200 day of September, 2005, by Jefferson D. Ard and Jimmie Marie Ard, husband and wife, who did not take an oath and who:

as identification.

Notary Seal Mary Public State of FL.
Comm. Exp. Apr 22, 2009
Comm. No. DD 415161

Name of Notary Printed
My Commission Expires:
Commission Number:

C:\MyDocuments\Dogtrack Area Developers\Ard\Deed Permitted Exceptions

EXHIBIT "A"

Commencing at the Northwest corner of Section 29, Township 2 South, Range 31 West; thence East 660 feet; thence South 943 feet to point of beginning; thence continue South 253 feet; thence North 65 degrees 58 minutes East 410.08 feet, more or less to the Westerly right-of-way line of Ora Drive (66' R/W); thence North 31 degrees 18 minutes West 191 feet; thence South 73 degrees 31 minutes West 316.63 feet to the point of beginning. All lying and being in Escambia County, Florida.

LESS AND EXCEPT:

Less and Except portion of Legal Description prepared at Client's request.

Commencing at the Northwest corner of Section 29, Township 2 South, Range 31 West; thence East 660 feet; thence South 943 feet to Point of Beginning, said Point of Beginning also being the Southwest corner of that parcel of land recorded in Official Records Book 1156 at page 498 of the public records of Escambia County, Florida; thence South 01°17′58″ West for 60.00 feet; thence North 72°19′24″ East for 343.43 feet to the Westerly right-of-way line of Ora Drive (66′ R/W); thence North 28°53′09″ West along said Westerly right-of-way line for 40.00 feet to the Southeast corner of the aforementioned parcel of land recorded in Official Records Book 1156 at page 498; thence departing said Westerly right-of-way line South 75°29′31″ West along the South line of said parcel for 316.63 feet to the Point of Beginning. Containing 0.364 acres, more or less.

EXHIBIT "B" Permitted Exceptions

- 1. Taxes for the year 2005. Parcel I.D. # 29-2S-31-2202-000-000.
- 2. Oil, gas and mineral reservations set forth in Deed Book 461, Page 589, of the public records of Escambia County, Florida. No determination has been made as to the current record owner of said mineral interest.

Recorded in Public Records 09/26/2005 at 12:00 PM OR Book 5738 Page 272, Instrument #2005424736, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$35.50

THIS INSTRUMENT IS BEING RE-RECORDED TO ADD THE SIGNATURE OF THE 2nd WITNESS THAT WAS WAS INADVERTENTLY LEFT OFF THE DOCUMENT.

E CIRCUIT COURT

This Instrument Prepared By: JAMES S. CAMPBELL Beggs & Lane, RLLP 501 Commended a Street Pensacola, Florida 32502 (850) 432-2451 File Number: 9608-44634

2005-00007 00/14/2005 of 04:41 PM IC BK: 5729 PG: 787 - 790 Doc Type: 109NG: \$35.50

Parcel ID# 29-2S-31-2202-000-000

STATE OF FLORIDA COUNTY OF ESCAMBIA

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Jefferson D. Ard and Jimmie Marie Ard, husband and wife (herein "Grantor"), whose address is 1525 Ora Drive, Pensacola, Florida 32506, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant unto Dogtrack Area Developers, LLC, a Florida limited liability company (herein "Grantee"), whose address is 3838 N. Palafox Street, Pensacola, Florida 32505, and Grantee's successors and/or assigns, forever, the following described real property located in Escambia County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to those certain matters all as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference ("Permitted Exceptions").

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the Permitted Exceptions set forth herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this day of September , 2005.

igned, sealed, and delivered

h the presence of;

Print Name: JAN

V. Marie asd

immie Marie Ard

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 200 day of September, 2005, by Jefferson D. Ard and Jimmie Marie Ard, husband and wife, who did not take an oath and who:

is/are personally known to me.

produced (-LOGNES)

as identification.

Notary Seal Mare Phile Linear 18 Notary Public State of FL Comm. Exp. Apr 22, 2009
Comm. No. DD 415161

Name of Notary Printed
My Commission Expires:
Commission Number:

C:\MyDocuments\Dogtrack Area Developers\Ard\Deed Permitted Exceptions

EXHIBIT "A"

Commencing at the Northwest corner of Section 29, Township 2 South, Range 31 West; thence East 660 feet; thence South 943 feet to point of beginning; thence continue South 253 feet; thence North 65 degrees 58 minutes East 410.08 feet, more or less to the Westerly right-of-way line of Ora Drive (66' R/W); thence North 31 degrees 18 minutes West 191 feet; thence South 73 degrees 31 minutes West 316.63 feet to the point of beginning. All lying and being in Escambia County, Florida.

LESS AND EXCEPT:

Less and Except portion of Legal Description prepared at Client's request.

Commencing at the Northwest corner of Section 29, Township 2 South, Range 31 West; thence East 660 feet; thence South 943 feet to Point of Beginning, said Point of Beginning also being the Southwest corner of that parcel of land recorded in Official Records Book 1156 at page 498 of the public records of Escambia County, Florida; thence South 01°17′58" West for 60.00 feet; thence North 72°19′24" East for 343.43 feet to the Westerly right-of-way line of Ora Drive (66' R/W); thence North 28°53′09" West along said Westerly right-of-way line for 40.00 feet to the Southeast corner of the aforementioned parcel of land recorded in Official Records Book 1156 at page 498; thence departing said Westerly right-of-way line South 75°29′31" West along the South line of said parcel for 316.63 feet to the Point of Beginning. Containing 0.364 acres, more or less.

. . . .

EXHIBIT "B"
Permitted Exceptions

- 1. Taxes for the year 2005. Parcel I.D. # 29-2S-31-2202-000-000.
- 2. Oil, gas and mineral reservations set forth in Deed Book 461, Page 589, of the public records of Escambia County, Florida. No determination has been made as to the current record owner of said mineral interest.

Recorded in Public Records 11/22/2019 4:48 PM OR Book 8204 Page 659, Instrument #2019103076, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1,336.30



Sales Price: \$190,900.00

Rec

Doc 1336.30

Prepared by:

Karen McClammy, an employee of

Citizens Title Group, Inc.,

7139 - B North 9th Avenue

Pensacola Florida 32504

Incident to the issuance of a title insurance policy.

Parcel ID #: 292.S312.203000001

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated November 22, 2019 by Jimmie Marie Ard, an unremarried widow, whose post office address is 1525 Ora Dr Pensacola, Florida 32506 hereinafter called the GRANTOR, to Kalla Anne Barrington, an unmarried woman whose post office address is 1513 Ora Drive Pensacola, Florida 32506 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

Legal Description is attached and made a part hereof in Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

1. Witness:	Show all alberson
STATE OF COUNTY OF	FLORIDA Escambia
	ING INSTRUMENT was acknowledged before me this Nevember 22, 2019 by Jimmie Marie Ard, an idow who is either personally known to me or who produced a driver license as identification. Notary Public Print Name
(SEAL)	KAREN S. MCCLAMMY MY COMMISSION # GG 357690 EXPIRES: November 21, 2023 Banded Thru Notary Public Underwriters

Exhibit "A" - Legal Description

Parcel B;

A parcel of land lying and being in Section 29, Township 2 South, Range 31 West, Escambia County, Florida, described as follows;

Commence at the Northwest corner of Section 29, Township 2 South, Range 31 West, thence North 90 degrees 00 minutes 00 seconds East, a distance of 870.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 510.00 feet to a point on the Westerly right of way of Ora Drive (66 foot right of way); also the Point of Beginning; thence departing said Westerly right of way run North 89 degrees 59 minutes 17 seconds West, a distance of 210.00 feet; thence run South 00 degrees 09 minutes 01 seconds West, a distance of 75.00 feet; thence run North 89 degrees 56 minutes 42 seconds East, a distance of 210.00 feet to the Westerly right of way of Ora Drive (66 foot right of way); thence run North 00 degrees 00 minutes 00 seconds West along said Westerly right of way, a distance of 75.00 feet to the Point of Beginning.

.WDI2-Indv - 19-062502

Recorded in Public Records 4/30/2020 4:15 PM OR Book 8288 Page 748, Instrument #2020035071, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$1,491.00

Sales Price: \$213,000.00

Rec \$18.50

Doc \$1491.00

Prepared by:
Barbara C Rigby, an employee of
Citizens Title Group, Inc.,
7139 - B North 9th Avenue
Pensacola Florida 32504
Incident to the issuance of a title insurance policy.
Parcel ID #: 2925312203000001

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated April 30, 2020 by Jimmie Marie Ard, an unremarried widow, whose post office address is 1525 Ora Drive Pensacola, Florida 32506 hereinafter called the GRANTOR, to Riley Sean Maginn and Shelby Lin Maginn, husband and wife whose post office address is 606 Camborne Aven NE Fort Walton Beach, Florida 32547 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in **Escambia** County, Florida, viz:

Legal Description is attached and made a part hereof in Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the current year and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forthpabove.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1. Witness:

1. Witness:

2. Witness:

2. Witness:

1. W

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by means of [X] playsical presence or [] online notarization, this April 30, 2020 by Jimmie Marie Ard, an unremarried widow who is either personally Room to me or who produced a driver's license as identification.

BARBARA C RIGBY
Notary Public - State of Florida
Commission # GG 350217
My Comm. Expires Aug 18, 2023
Bonded through National Notary Assn.

Notary Public Print Name:

My Commission Expires:

BK: 8288 PG: 749 Last Page

Exhibit "A" - Legal Description

Parcel B:

Commence at the Northwest corner of Section 29,Township 2 South, Range 31 West, thence North 90 degrees 00 minutes 00 seconds East, a distance of 870.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 510.00 feet to a point on the Westerly right of way of Ora Drive (66 foot right of way); thence departing said Westerly right of way run North 89 degrees 59 minutes 17 seconds West, a distance of 210.00 feet; thence run South 00 degrees 09 minutes 01 seconds West, a distance of 75.00 feet to the Point of Beginning; thence continue South 00 degrees 09 minutes 01 seconds West, a distance of 75.00 feet; thence North 89 degrees 56 minutes 42 seconds East, a distance of 210.00 feet to the Westerly right of way of Ora Drive (66 foot right of way); thence run North 00 degrees 00 minutes 00 seconds West along said Westerly right of way, a distance of 75.00 feet; thence departing said Westerly right of way run South 89 degrees 56 minutes 42 seconds West, a distance of 210.00 feet to the Point of Beginning.

All lying and being in Section 29, Township 2 South, Range 31 West, Escambia County, Florida.

