

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

Falt I. Ida Decu	Application Infor						
Applicant Name	KEYS FUNDING LLC - 2023			Applicatio	n date	Apr 21, 2025	
Applicant Name PO BOX 71540 PHILADELPHIA, PA 19176-1540							
Property description	MORRISSEY JOHN W & MORRISSEY MARY JO				Certificate #		2023 / 7794
	238 LE STARBOARD DR PENSACOLA BEACH, FL 32561 238 LE STARBOARD DR			Date certificate issued		06/01/2023	
Part 2: Certificat	es Owned by App	licant an	d Filed w	ith Tax Deed			T
Column 1 Certificate Number	Colum er Date of Certifi			olumn 3 ount of Certificate	1	olumn 4 nterest	Column 5: Total (Column 3 + Column 4)
# 2023/7794	06/01/2		1 4467 1111	1,968.67		98.43	2,067.10
			<u> </u>		-	Part 2: Total*	2,067.10
Dert 2: Other Co	-tificatos Badosm	ed by An	nlicant (C	Other than Co			
Column 1 Certificate Number	Column 2 Column 3 Column 4 Tax Collector's Fe			Column 5 Interest	Total (Column 3 + Column 4 + Column 5)		
#/							
		<u></u>				Part 3: Total*	0.00
Part 4: Tax Coll	ector Certified An	nounts (L	ines 1-7)				
	tificates in applicant's			er certificates re	deemed by Total of Pa	applicant arts 2 + 3 above	2,067.10
2. Delinquent tax	ces paid by the applic	ant					0.00
3. Current taxes	paid by the applicant						1,870.40
4. Property infor	mation report fee						200.00
5. Tax deed app							175.00
	ed by tax collector ur	der s.197.	542, F.S. (see Tax Collect	or Instruction	ons, page 2)	0.00
7.						Paid (Lines 1-6)	4,312.50
certify the above	information is true an	d the tax o	ertificates, statement i	interest, proper is attached.	ty informati	on report fee, a	nd tax collector's fees
	1					<u>scambia,</u> Flori	da
					_		

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

Par	t 5: Clerk of Court Certified Amounts (Lines 8-14)	
8.		
9.		
10.	Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11.	Recording fee for certificate of notice	
12.	Sheriff's fees	
13.		
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.	77,302.00
16.	Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign I	here: Date of sale01/07/2 Signature, Clerk of Court or Designee	2026

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.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

Application Number: 2500456

To: Tax Collector of ES	SCAMBIA COUNTY	_, Florida	
I, KEYS FUNDING LLC - 2023			
PO BOX 71540 PHILADELPHIA, PA 19176	-1540,		
•	•	e same to the Tax	Collector and make tax deed application thereon:
Account Number	Certificate No.	Date	Legal Description
17-0087-000	2023/7794	06-01-2023	LT 7 LAFITTE COVE PB 8 P 38 OR 4112 P 702 OR 6360 P 1407 OR 6537 P 1419/1421 SHEET 1
	nding tax certificates plus	-	•
• •	t and omitted taxes, plus in	•	• • •
 pay all Tax Collection Sheriff's costs, if a 		ation report costs, (Clerk of the Court costs, charges and fees, and
Attached is the tax sale cer which are in my possession	• •	cation is based and	d all other certificates of the same legal description
Electronic signature on file KEYS FUNDING LLC - 20 PO BOX 71540			
PHILADELPHIA, PA 19	176-1540		04-21-2025 Application Date
Applie	cant's signature		



Gary "Bubba" Peters Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Assessments

Year

2024

2023

2022

Sale List

Total

\$265,042

\$348,685

\$313,466

Imprv

\$0

\$0

\$0

\$265,042

\$348,685

\$313,466

<u>Back</u>

Printer Friendly Version

<u>Cap Val</u>

\$154,604

\$150,101

\$145,730

General Inform	nation
Parcel ID:	282S261150000007
Account:	170087000
Owners:	MORRISSEY JOHN W & MORRISSEY MARY JO
Mail:	238 LE STARBOARD DR PENSACOLA BEACH, FL 32561
Situs:	238 LE STARBOARD DR 32561
Use Code:	SINGLE FAMILY RESID 🔑
Taxing Authority:	PENSACOLA BEACH
Tax Inquiry:	Open Tax Inquiry Window

ata <u>T</u> y	ge List: Multi	2024 Certified Roll Exemptions HOMESTEAD EXEMPTION	
	nty Tax Collector	Report Storm Damage	
iry link	courtesy of Scott Lunsford		
iry:	Open Tax Inquiry Window	File for Exemption(s) Online	
ty:	PENSACOLA BEACH	Change of Address	
e:	SINGLE FAMILY RESID	Tax Estimator	
	238 LE STARBOARD DR 32561		
	PENSACOLA BEACH, FL 32561	Disclaimer	

Sale Date	Book	Page	Value	Туре	Multi Parcel	Records
09/21/2009	6537	1421	\$100	LI	N	D
09/21/2009	6537	1419	\$100	LI	N	[a
07/08/2008	6360	1407	\$100	LI	N	C _o
03/1997	4112	702	\$373,000	LI	N	Ľ,
08/1995	3820	191	\$340,000	LI	N	C _o
09/1989	2748	665	\$165,000	LI	N	C _o
01/1904	1134	104	\$67,300) LI	N	C _o

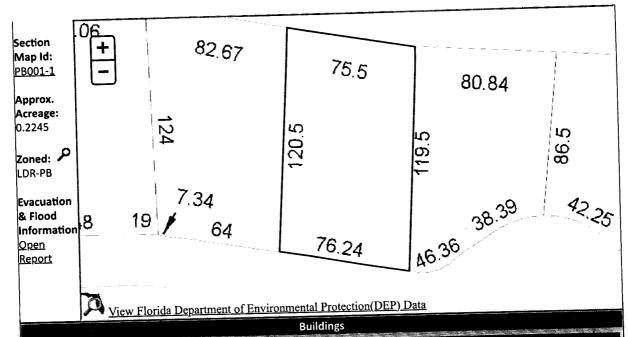
Legal Description
LT 7 LAFITTE COVE PB 8 P 38 OR 4112 P 702 OR 6360 P
1407 OR 6537 P 1419/1421 SHEET 1

Extra Features

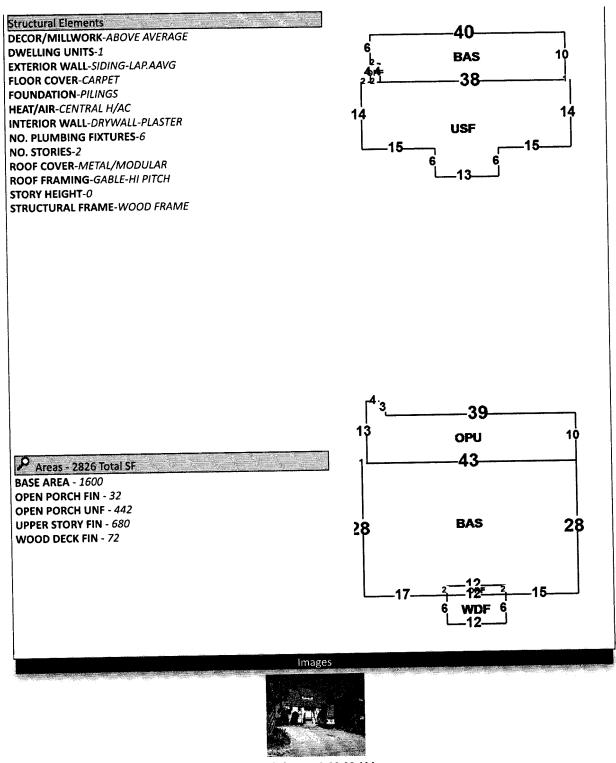
BOARDWALK BOAT DOCK PIER POOL UTILITY BLDG WOOD DECK

Parcel Information

Launch Interactive Map

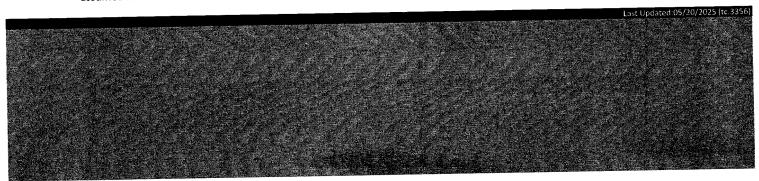


Address: 238 LE STARBOARD DR, Improvement Type: SINGLE FAMILY, Year Built: 1975, Effective Year: 1975, PA Building ID#: 29898



12/9/2020 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# 2025037284 5/20/2025 4:47 PM
OFF REC BK: 9320 PG: 921 Doc Type: TDN

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **KEYS FUNDING LLC** holder of **Tax Certificate No. 07794**, 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:

LT 7 LAFITTE COVE PB 8 P 38 OR 4112 P 702 OR 6360 P 1407 OR 6537 P 1419/1421 SHEET 1

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 170087000 (0126-73)

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

JOHN W MORRISSEY and MARY JO MORRISSEY

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 January, which is the 7th day of January 2026.

Dated this 20th 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.

COUNTY

PAM CHILDERS CLERK OF THE CIRCUIT COURT ESCAMBIA COUNTY, FLORIDA

By: Emily Hogg Deputy Clerk



PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

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

THE ATTACHED REPORT IS ISSUED TO:					
SCOTT LUNSFORI	O, ESCAMBIA COUNTY TAX	COLLECTOR			
TAX ACCOUNT #:	17-0087-000	CERTIFICATE #:	2023-77	94	
REPORT IS LIMITE	OT TITLE INSURANCE. THE ED TO THE PERSON(S) EXPR EPORT AS THE RECIPIENT(S	ESSLY IDENTIFIED B	Y NAME IN THE	E PROPERTY	
listing of the owner(s tax information and a	prepared in accordance with the s) of record of the land described a listing and copies of all open o led in the Official Record Books page 2 herein.	I herein together with cur r unsatisfied leases, mort	rent and delinque gages, judgments	nt ad valorem and	
and mineral or any si	ect to: Current year taxes; taxes ubsurface rights of any kind or n laps, boundary line disputes.				
	insure or guarantee the validity urance policy, an opinion of title				
Use of the term "Rep	port" herein refers to the Property	y Information Report and	I the documents at	tached hereto.	
Period Searched:	October 16, 2025 to and includ	ing October 16, 2025	Abstractor:	Pam Alvarez	
ВҮ					
Malphel					

Michael A. Campbell, As President

Dated: October 17, 2025

PROPERTY INFORMATION REPORT

CONTINUATION PAGE

October 17, 2025

Tax Account #: 17-0087-000

1. The Grantee(s) of the last deed(s) of record is/are: LEASEHOLD: MARY JO MORRISSEY AND JOHN W MORRISSEY

By Virtue of Assignment of Interest in Sub-Lease and in Leasehold Estate recorded 12/8/2009 in OR 6537/1421, Assignment of Interest in Sub-Lease and in Leasehold Estate recorded 12/8/2009 in OR 6537/1419, Assignment of Interest in Sub-Lease and in Leasehold Estate recorded 8/4/2008 in OR 6360/1407 and Assignment of Interest in Sub-Lease and in Leasehold Estate recorded 3/25/1997 in OR 4112/702

- 2. The land covered by this Report is: See Attached Exhibit "A"
- **3.** The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
 - a. NONE
- 4. Taxes:

Taxes for the year(s) NONE are delinquent.

Tax Account #: 17-0087-000 Assessed Value: \$154,604.00 Exemptions: HOMESTEAD

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): LAFITTE COVE HOMEOWNERS' ASSOCIATION INC

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

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS

PROPERTY INFORMATION REPORT

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

Scott Lunsford

Escambia County Tax Collector

P.O. Box 1312

Pensacola, FL 32591

CERTIFICATION	J: PROPERTY	INFORMATION	REPORT FOR TDA
	WILL TO LETTER		INDI OINI I OIN I DIN

TAX DEED SALE DATE:	JAN 7, 2026
TAX ACCOUNT #:	17-0087-000
CERTIFICATE #:	2023-7794
those persons, firms, and/or agencies havin	da Statutes, the following is a list of names and addresses of ng legal interest in or claim against the above-described ertificate is being submitted as proper notification of tax deed
YES NO Notify City of Pensacola, P.C Notify Escambia County, 19 Homestead for 2025 tax years.	0 Governmental Center, 32502
MARY JO MORRISSEY AND	MARY JO MORRISSEY
JOHN W MORRISSEY	290 PLANTATION HILL ROAD
238 LE STARBOARD DR	GULF BREEZE, FL 32561
PENSACOLA BEACH, FL 32561	
	LAFITTE COVE HOMEOWNERS'
MARY JO MORRISSEY	ASSOCIATION INC
5530 NASSAU DRIVE	THOMAS E GROW REGITERED AGENT
MOBILE, AL 36608-2528	1060 FORT PICKENS ROAD
	PENSACOLA REACH, FL 32561

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

Certified and delivered to Escambia County Tax Collector, this 17th day of October 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

October 17, 2025 Tax Account #:17-0087-000

LEGAL DESCRIPTION EXHIBIT "A"

LT 7 LAFITTE COVE PB 8 P 38 OR 4112 P 702 OR 6360 P 1407 OR 6537 P 1419/1421 SHEET 1

SECTION 28, TOWNSHIP 2 S, RANGE 26 W

TAX ACCOUNT NUMBER 17-0087-000(0126-73)

Recorded in Public Records 12/08/2009 at 09:34 AM OR Book 6537 Page 1421, Instrument #2009083635, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

> This instrument prepared by Kramer A. Litvak LITVAK BEASLEY & WILSON, LLP 226 East Government Street Pensacola, Florida 32502 (850) 432-9818

ans # 439245

ASSIGNMENT OF INTEREST IN SUB-LEASE AND IN LEASEHOLD ESTATE

Mary Jo Morrissey, joined by her husband, John W. Morrissey, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of that certain leasehold interest granted by Santa Rosa Island Authority, as an agency of Escambia County, Florida, dated February 21, 1972, and Spanish Village Cove, Inc., a Florida corporation, and recorded in Official Records Book 599, at Page 315 of the Public Records of Escambia County, Florida; and that certain Sub-Lease Agreement dated August 29, 1972, between Spanish Village Cove, Inc., a Florida Corporation, and A. T. Gross, recorded in Official Records Book 636, at Page 970 of the Public Records of Escambia County Florida, which Sub-Lease Agreement was modified and assigned as to the real property hereinafter described, by Sub-Lease Assignment from A. T. Gross to James D. Cronley and James E. Cronley, and joined into by Spanish Village Cove, Inc., dated May 13, 1974, and recorded in Official Records Book 799, at Page 411 of the Public Records of Escambia County, Florida (herein "Sub-Lease"), with the real property and leasehold estate herein conveyed being situated on Santa Rosa Island in Escambia County, Florida, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, assign, and transfer all of the right, title and interest of Assignor in said leasehold and demised premises, and all the improvements thereon and all interest hereafter acquired in said leashold estate to Mary Jo Morrissey and John W. Morrissey, as husband and wife, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, agents and assigns, forever, of Assignee, whose mailing address is: 238 Le Starboard Drive, Gulf Breeze, Florida 32561, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby re-imposed; and any other matters arising subsequent to the date

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Assignee shall have full power and authority to deal in and with the property, including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the leasehold, or any part thereof, it being the intent to vest in Assignee full rights as Assignee of the leasehold as authorized and contemplated by Section 689.071, Florida Statutes.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part hereof; and that Assignor will defend the same against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this 21 day of September, 2009.

Signed, sealed and delivered

in the presence of:

Keri A. RHODE Name:

STATE OF FLORIDA COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of September, 2009, by John W. Morrissey and Mary Jo Morrissey, husband and wife, who personally appeared before me and who is personally known to me or who produced a ________as identification.

Kramer Litvak nission DD628095 res 03/27/2011

Notary Public - State of Florida

BK: 6537 PG: 1422 Last Page

EXHIBIT "A"

Lot 7, LaFitte Cove Subdivision, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat Book 8 at Page 38 of the Public Records of Escambia County, Florida.

Recorded in Public Records 12/08/2009 at 09:34 AM OR Book 6537 Page 1419, Instrument #2009083634, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument prepared by Kramer A. Litvak LITVAK BEASLEY & WILSON, LLP 226 East Government Street Pensacola, Florida 32502 (850) 432-9818 File # 200933098 OR BK 2930 79898 1242 - 124 RECORDED 08/23/09 13 55:00 Mary M. Johnson, Clerk Santa Rosa County, Fionda Doc D \$0.70 DEPUTY CLERK GP #1 Trans # 439245

ASSIGNMENT OF INTEREST IN SUB-LEASE AND IN LEASEHOLD ESTATE

Mary Jo Morrissey, as Trustee of the Mary Jo Morrissey Revocable Trust dated July 8, 2008, joined by her husband, John W. Morrissey, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of that certain leasehold interest granted by Santa Rosa Island Authority, as an agency of Escambia County, Florida, dated February 21, 1972, and Spanish Village Cove, Inc., a Florida corporation, and recorded in Official Records Book 599, at Page 315 of the Public Records of Escambia County, Florida; and that certain Sub-Lease Agreement dated August 29, 1972, between Spanish Village Cove, Inc., a Florida Corporation, and A. T. Gross, recorded in Official Records Book 636, at Page 970 of the Public Records of Escambia County Florida, which Sub-Lease Agreement was modified and assigned as to the real property hereinafter described, by Sub-Lease Assignment from A. T. Gross to James D. Cronley and James E. Cronley, and joined into by Spanish Village Cove, Inc., dated May 13, 1974, and recorded in Official Records Book 799, at Page 411 of the Public Records of Escambia County, Florida (herein "Sub-Lease"), with the real property and leasehold estate herein conveyed being situated on Santa Rosa Island in Escambia County, Florida, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, assign, and transfer all of the right, title and interest of Assignor in said leasehold and demised premises, and all the improvements thereon and all interest hereafter acquired in said leashold estate to Mary Jo Morrissey, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, agents and assigns, forever, of Assignee, whose mailing address is: 238 Le Starboard Drive, Gulf Breeze, Florida 32561, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby re-imposed; and any other matters arising subsequent to the date hereof.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Assignee shall have full power and authority to deal in and with the property, including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the leasehold, or any part thereof, it being the intent to vest in Assignee full rights as Assignee of the leasehold as authorized and contemplated by Section 689.071, Florida Statutes.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part hereof; and that Assignor will defend the same against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this **2**/ day of September, 2009.

Signed, sealed and delivered

in the presence of:

Name: Krarner Litrak

Name: V POLA PHODE

STATE OF FLORIDA COUNTY OF ESCAMBIA

THE FOREGOING INSTRUMENT was acknowledged before me this 215 day of September, 2009, by John W. Morrissey and Mary Jo Morrissey, husband and wife, who personally appeared before me and who is personally known to me or who produced a ________as ignification.

Notary Public State of Florida Kramer Litvak My Commission DD628095 Expires 03/27/2011

Notary Public - State of Florida

BK: 6537 PG: 1420 Last Page

EXHIBIT "A"

Lot 7, LaFitte Cove Subdivision, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat Book 8 at Page 38 of the Public Records of Escambia County, Florida.

Recorded in Public Records 08/04/2008 at 12:31 PM OR Book 6360 Page 1407, Instrument #2008058428, Ernie Lee Magaha Clerk of the Circuit Court Escambia County, FL Recording \$18.50 Deed Stamps \$0.70

This instrument prepared by Kramer A. Litvak LITVAK BEASLEY & WILSON, LLP 226 East Government Street Pensacola, Florida 32502 (850) 432-9818 Consideration: \$10.00

ASSIGNMENT OF INTEREST IN SUB-LEASE AND IN LEASEHOLD ESTATE

Mary Jo Morrissey, joined by her husband, John W. Morrissey, hereafter called Assignor (which word shall be construed in the plural where the context requires), the present owner and holder of that certain leasehold interest granted by Santa Rosa Island Authority, as an agency of Escambia County, Florida, dated February 21, 1972, and Spanish Village Cove, Inc., a Florida corporation, and recorded in Official Records Book 599, at Page 315 of the Public Records of Escambia County, Florida; and that certain Sub-Lease Agreement dated August 29, 1972, between Spanish Village Cove, Inc., a Florida Corporation, and A. T. Gross, recorded in Official Records Book 636, at Page 970 of the Public Records of Escambia County Florida, which Sub-Lease Agreement was modified and assigned as to the real property hereinafter described, by Sub-Lease Assignment from A. T. Gross to James D. Cronley and James E. Cronley, and joined into by Spanish Village Cove, Inc., dated May 13, 1974, and recorded in Official Records Book 799, at Page 411 of the Public Records of Escambia County, Florida (herein "Sub-Lease"), with the real property and leasehold estate herein conveyed being situated on Santa Rosa Island in Escambia County, Florida, and described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby sell, assign, and transfer all of the right, title and interest of Assignor in said leasehold and demised premises, and all the improvements thereon and all interest hereafter acquired in said leashold estate to Mary Jo Morrissey, as Trustee of The Mary Jo Morrissey Revocable Trust dated July 8, 2008, hereafter called Assignee (but which word shall be construed in the plural when the context requires), and the heirs, agents and assigns, forever, of Assignee, whose mailing address is: 290 Plantation Hill Road, Gulf Breeze, Florida 32561, subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities, all easements, encumbrances and restrictions of record or on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby re-imposed; and any other matters arising subsequent to the date hereof.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

Assignee shall have full power and authority to deal in and with the property, including the power and authority to protect, conserve, sell, lease or encumber and otherwise manage and dispose of the leasehold, or any part thereof, it being the intent to vest in Assignee full rights as Assignee of the leasehold as authorized and contemplated by Section 689.071. Florida Statutes.

By acceptance of this Assignment, Assignee hereby assumes and agrees to comply with the provisions of the aforesaid Lease and hold Assignor harmless from any liability thereunder. Assignor covenants that Assignor is the owner of the above leasehold estate; that Assignor has a good right to transfer the same; that the property is free of any lien or encumbrance not shown above; that Assignee may at all times peaceably and quietly enter upon, hold, occupy, and enjoy said leasehold estate; that the Assignor shall make such further assurances to perfect the leasehold estate in said property and every part hereof; and that Assignor will defend the same against the lawful claims of all personal whomsoever.

IN WITNESS WHEREOF, the undersigned Assignor has executed this instrument under seal this day of July, 2008.

Signed, sealed and delivered

in the presence of:

Waide: Kragner / Hyak

Today Later

STATE OF FLORIDA COUNTY OF ESCAMBIA

edged before me this _______ day of July, 2008, by John W.

> Notary Public State of Florida Kramer Likeak My Commission DD628095 Expires 03/27/2011

Notary Public - State of Florida

BK: 6360 PG: 1408 Last Page

EXHIBIT "A"

Lot 7, LaFitte Cove Subdivision, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat Book 8 at Page 38 of the Public Records of Escambia County, Florida.

Parcel ID#

Grantee's S.\$.#

OR BK 4112 PGO 702 Escambia County Florida INSTRUMENT 97-372091

THIS INSTRUMENT WAS PREPARED BY:) JAMES M. WEBER OF BEGGS & LANE 700 BLOUNT BUILDING PENSACOLA, FLORIDA 32501

DEED DOC STAMPS PD @ ESC CO 03/25/97 ERNIE DE MABAHA

ASSIGNMENT OF INTEREST IN SUB-LEASE AND IN LEASEHOLD ESTATE

STATE OF FLORIDA

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that we, Mark S. Bonifay and Jandy C. Bonifay, as husband and wife (Assignors), for and in consideration of the sum of One Hundred and no/100 Dollars (\$100.00) and other good and valuable considerations to us in hand paid, the receipt of which is hereby acknowledged, and other covenants and agreements of the Assignee hereinafter contained, do hereby grant, bargain, sell, transfer, deliver, assign and set over unto Mary Jo Morrissey, a married woman (Assignee), with her address being 5530 Nassau Drive, Mobile, Alabama, 36608-2528, her heirs, personal representatives, successors and assigns, forever, as it pertains to the following described real property, that certain Lease dated February 21, 1972, between Santa Rosa Island Authority, as an agency of Escambia County, Florida, and Spanish Village Cove, Inc., a Florida Corporation, and recorded in Official Records Book 599, at Page 315 of the public records of Escambia County, Florida; and that certain Sub-Lease Agreement dated August 29, 1972, between Spanish Village Cove, Inc., a Florida Corporation, and A. T. Gross, recorded in Official Records Book 636, at Page 970 of the public records of Escambia County, Florida, which Sub-Lease Agreement was modified and assigned as to the real property hereinafter described, by Sub-Lease Assignment from A. T. Gross to James D. Cronley and James E. Cronley, and joined into by Spanish Village Cove, Inc., dated May 13, 1974, and recorded in Official Records Book 799, at Page 411 of the public records of Escambia County, Florida (herein "Sub-Lease"), with the real property and leasehold estate herein conveyed being situated on Santa Rosa bargain, sell, transfer, deliver, assign and set over unto Mary Jo and leasehold estate herein conveyed being situated on Santa Rosa Island in Escambia County, Florida, and described as follows, to-wit:

Lot 7, LaFitte Cove Subdivision, a subdivision of a portion of Santa Rosa Island, Escambia County, Florida, according to Plat recorded in Plat Book 8 at Page 38 of the Public Records of Escambia County, Florida.

 $\mathsf{T} \phi$ HAVE AND TO HOLD unto the said Mary Jo Morrissey, a married woman, her heirs, personal representatives, successors and assigns, from the date hereof for and during all the remainder of the term of ninety-nine (99) years mentioned in said Lease and Sub-Lease, together with all rights, titles and options conferred thereby and existing thereunder, and together with the leasehold estate of the above described property created thereby and existing by reason of the above mentioned Lease and Sub-Lease, subject to rents, covenants, conditions and provisions therein mentioned, and subject to all applicable zoning, restrictions, utility easements, and oil, gas and mineral reservations and conveyances of record. And the said Mark S. Bonifay and Jandy C. Bonifay, for themselves, and their successors and assigns, warrant to and with said Mary Jo Morrissey, her heirs, personal representatives, successors and assigns as follows:

- (a) That they are the sole owners of the entire lessee's interest in said leasehold estate hereinabove described;
- (b) That the said Lease and Sub-Lease hereinabove referenced are valid and enforceable and have not been altered, modified, or amended in any way that would affect the marketability of Assignors' marketable title to said leasehold estate;
- That all rents reserved in and all other sums payable by the lesse under the terms of said Lease and Sub-Lease are currently paid; and
- That they are well seized of an indefeasible leasehold estate in and to the property described above under and by virtue of

OR BK 4112 PGO 703 Escambia County, Florida INSTRUMENT 97-372091

the terms of said Lease and Sub-Lease, as the same have been assigned, transferred and amended, and have good right to sell, assign and transfer said interest in Sub-Lease and leasehold estate; that their leasehold estate under said Lease and Sub-Lease is free from encumbrances, and that they, their successors and assigns, in the quiet and peaceful possession and enjoyment of said leasehold estate, against all persons lawfully claiming the same, shall and will forever warrant and defend.

KNOW ALL MEN BY THESE PRESENTS FURTHER, that we, Mark S. Bonifay and Jandy C. Bonifay, husband and wife, for the considerations aforesaid, the receipt whereof is hereby again acknowledged, do bargain, sell and grant unto the said Mary Jo Morrissey, a married woman, her heirs, personal representatives, successors and assigns, forever, all of our right, title and interest in and to said Lot 7, LaFitte Cove Subdivision, according to plat recorded in Plat Book 8, at Page 38 of the public records of Escambia County, Florida, together with all riparian rights, and all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead.

By acceptance of this assignment and transfer, Assignee agrees to be bound by and perform all of the terms and provisions of the Sub-Lease Agreement as the same are applicable to the property hereinabove described.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 2/2 day of March, 1997.

Signed, sealed and delivered in the presence of:

Sign: Danda Voll
Print: SAHORA DOLL

Sign: Wester Whiller
Print: JUDITH A. PRILLER

Mark S. Bon fav

Jandy C. Bonifay

Assignors' Mailing Address is:

c/o Bay Realty of Pensacola, Inc.

1514 North Ninth Avenue Pensacola, Florida 32503

STATE OF FLORIDA

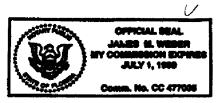
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this day of March, 1997, by Mark S. Bonifay and Jandy C. Bonifay, as husband and wife, who are personally known to me or who produced Florida drivers licenses as identification, and who did not take an oath.

Notary Public, State of Florida

a/t/Large

My Commission Expires: Comm No CC 477005



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OR BK 4112 P60704
Escambia County, Florida
INSTRUMENT 97-372091

RESIDENTIAL SALES ABUTTING ROADWAY MAINTENANCE DISCLOSURE

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia Courty, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: LeStarb	oard Drive	
Legal Address of Property: 238 Leg	Starboard Drive, Pensacola	Beach, Florida 32561
The County (x) ha	s accepted () h	as not accepted the abutting roadway for maintenance.
This form completed by:	James M. Weber of Beg Name	gs & Lane
	700 Blount Building Address	
	Pensacola, Florida 3250 City, State, Zip Code	
AS TO SELLER(S):		
Seller's Name: Mark S. Bonifey Seller's Name: Jandy C. Bonifay	my	Witness' Name: SANDRA DOLL Witness' Name: SUN ITH A TRILLER
AS TO BUYER(S): Shary Mary Jo Morrisse Buyer's Name Mary Jo Morrisse		Witness' Name: SOUCH
		Widish a Suller Witness' Name: JUTH A. PRILLER
THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS Effective: 4/15/95		

RCD Mar 25, 1997 11:44 am Escambia County, Florida Ernie Lee Magaha

Ernie Lee Magaha Clerk of the Circuit Court INSTRUMENT **97-372091**