



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

0222-32

Part 1: Tax Deed Application Information					
Applicant Name Applicant Address	CITRUS CAPITAL HOLDINGS, LLC CITRUS CAPITAL HOLDINGS FBO SEC PTY PO BOX 54226 NEW ORLEANS, LA 70154-4226	Application date	Apr 16, 2021		
Property description	RED OAK ACQUISITIONS LLC 4 WEST RED OAK LN STE 201 SCOTTSDALE, AZ 85261-4900 523 W NINE MILE RD 02-0187-512 PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 (Full legal attached.)	Certificate #	2019 / 493		
		Date certificate issued	06/01/2019		
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)	
# 2019/493	06/01/2019	3,684.48	184.22	3,868.70	
→Part 2: Total*				3,868.70	
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)
# 2020/531	06/01/2020	3,611.00	6.25	180.55	3,797.80
Part 3: Total*					3,797.80
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)				7,666.50	
2. Delinquent taxes paid by the applicant				0.00	
3. Current taxes paid by the applicant				3,333.12	
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)				11,374.62	
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: <u><i>Candice Lewis</i></u> Signature, Tax Collector or Designee			Escambia, Florida Date <u>April 27th, 2021</u>		

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

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>02/07/2022</u>	
Signature, Clerk of Court or Designee	

INSTRUCTIONS + 6.25

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.

PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2100265

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226,

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
02-0187-512	2019/493	06-01-2019	PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448

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
CITRUS CAPITAL HOLDINGS, LLC
CITRUS CAPITAL HOLDINGS FBO SEC PTY
PO BOX 54226
NEW ORLEANS, LA 70154-4226

04-16-2021
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

◀ Nav. Mode Account Reference ▶

Printer Friendly Version

General Information Reference: 101S301102000060 Account: 020187512 Owners: RED OAK ACQUISITIONS LLC Mail: 4 WEST RED OAK LN STE 201 SCOTTSDALE, AZ 85261-4900 Situs: 523 W NINE MILE RD 32534 Use Code: VACANT COMMERCIAL 🔑 Taxing Authority: COUNTY MSTU Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector	Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>\$236,498</td> <td>\$0</td> <td>\$236,498</td> <td>\$236,498</td> </tr> <tr> <td>2019</td> <td>\$236,499</td> <td>\$0</td> <td>\$236,499</td> <td>\$236,499</td> </tr> <tr> <td>2018</td> <td>\$236,499</td> <td>\$0</td> <td>\$236,499</td> <td>\$236,499</td> </tr> </tbody> </table> <hr/> <p style="text-align: center;">Disclaimer</p> <hr/> <p style="text-align: center;">Market Value Breakdown Letter</p> <hr/> <p style="text-align: center;">Tax Estimator</p> <hr/> <p style="text-align: center;">File for New Homestead Exemption Online</p> <hr/> <p style="text-align: center;">Report Storm Damage</p>	Year	Land	Imprv	Total	Cap Val	2020	\$236,498	\$0	\$236,498	\$236,498	2019	\$236,499	\$0	\$236,499	\$236,499	2018	\$236,499	\$0	\$236,499	\$236,499
Year	Land	Imprv	Total	Cap Val																	
2020	\$236,498	\$0	\$236,498	\$236,498																	
2019	\$236,499	\$0	\$236,499	\$236,499																	
2018	\$236,499	\$0	\$236,499	\$236,499																	

Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/13/2016</td> <td>7639</td> <td>448</td> <td>\$77,100</td> <td>WD</td> <td>📄</td> </tr> <tr> <td>10/29/2013</td> <td>7097</td> <td>1002</td> <td>\$100</td> <td>WD</td> <td>📄</td> </tr> <tr> <td>09/2005</td> <td>5739</td> <td>111</td> <td>\$250,000</td> <td>WD</td> <td>📄</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller	Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/13/2016	7639	448	\$77,100	WD	📄	10/29/2013	7097	1002	\$100	WD	📄	09/2005	5739	111	\$250,000	WD	📄	2020 Certified Roll Exemptions None <hr/> Legal Description 🔑 PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1... <hr/> Extra Features None
Sale Date	Book	Page	Value	Type	Official Records (New Window)																				
12/13/2016	7639	448	\$77,100	WD	📄																				
10/29/2013	7097	1002	\$100	WD	📄																				
09/2005	5739	111	\$250,000	WD	📄																				

Parcel Information [Launch Interactive Map](#)

Section
Map Id:
10-1S-30-1

Approx. Acreage:
0.7564

Zoned: 🔑
HC/LI

Evacuation & Flood Information
[Open Report](#)

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

Buildings
Images

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

Last Updated:05/03/2021 (tc.37069)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CITRUS CAPITAL HOLDINGS LLC** holder of **Tax Certificate No. 00493**, issued the **1st** day of **June, A.D., 2019** 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:

PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448

SECTION 10, TOWNSHIP 1 S, RANGE 30 W

TAX ACCOUNT NUMBER 020187512 (0222-32)

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

RED OAK ACQUISITIONS 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** Monday in the month of February, which is the **7th** day of **February 2022**.

Dated this 14th day of May 2021.

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.

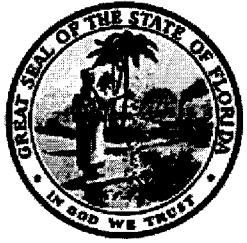


PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale

Account: 020187512 Certificate Number: 000493 of 2019

Payor: SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD, SUITE C
PENSACOLA FL 32534 Date 07/08/2021

Clerk's Check #	1000538288	Clerk's Total	\$537.05
Tax Collector Check #	1	Tax Collector's Total	\$12,087.06
		Postage	\$60.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$13,701.11

12,060.75

12,077.75

PAM CHILDERS
 Clerk of the Circuit Court

Received By
 Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
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BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT

Case # 2019 TD 000493

Redeemed Date 07/08/2021

Name SURETY LAND TITLE OF FLORIDA LLC 358 WEST NINE MILE ROAD, SUITE C PENSACOLA FL 32534

Clerk's Total = TAXDEED	\$537.05	12,060.75
Due Tax Collector = TAXDEED	\$13,087.06	
Postage = TD2	\$60.00	
ResearcherCopies = TD6	\$0.00	
Release TDA Notice (Recording) = RECORD2	\$10.00	
Release TDA Notice (Prep Fee) = TD4	\$7.00	

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 020187512 Certificate Number: 000493 of 2019

Redemption Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date <input type="text" value="02/07/2022"/>	Redemption Date <input type="text" value="07/08/2021"/>
Months	10	3
Tax Collector	<input type="text" value="\$11,374.62"/>	<input type="text" value="\$11,374.62"/>
Tax Collector Interest	\$1,706.19	\$511.86
Tax Collector Fee	<input type="text" value="\$6.25"/>	<input type="text" value="\$6.25"/>
Total Tax Collector	\$13,087.06	\$11,892.73 TC
Record TDA Notice	<input type="text" value="\$17.00"/>	<input type="text" value="\$17.00"/>
Clerk Fee	<input type="text" value="\$130.00"/>	<input type="text" value="\$130.00"/>
Sheriff Fee	<input type="text" value="\$120.00"/>	<input type="text" value="\$120.00"/>
Legal Advertisement	<input type="text" value="\$200.00"/>	<input type="text" value="\$200.00"/>
App. Fee Interest	\$70.05	\$21.02
Total Clerk	\$537.05	\$488.02 CH
Release TDA Notice (Recording)	<input type="text" value="\$10.00"/>	<input type="text" value="\$10.00"/>
Release TDA Notice (Prep Fee)	<input type="text" value="\$7.00"/>	<input type="text" value="\$7.00"/>
Postage	<input type="text" value="\$60.00"/>	<input type="text" value="\$0.00"/>
Researcher Copies	<input type="text" value="\$0.00"/>	<input type="text" value="\$0.00"/>
Total Redemption Amount	\$13,701.11	\$12,397.75
	Repayment Overpayment Refund Amount	\$1,303.36
Book/Page	<input type="text" value="8531"/>	<input type="text" value="501"/>

Notes

ACTUAL SHERIFF \$40



RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8531, Page 501, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 00493, issued the 1st day of June, A.D., 2019

TAX ACCOUNT NUMBER: 020187512 (0222-32)

DESCRIPTION OF PROPERTY:

**PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT
OF LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448**

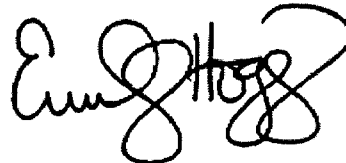
SECTION 10, TOWNSHIP 1 S, RANGE 30 W

NAME IN WHICH ASSESSED: RED OAK ACQUISITIONS LLC

Dated this 8th day of July 2021.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



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

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 02-0187-512 CERTIFICATE #: 2019-493

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 1, 2000 to and including November 1, 2021 Abstractor: Vicki Campbell

BY

Michael A. Campbell,
As President
Dated: November 2, 2021

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 2, 2021

Tax Account #: **02-0187-512**

1. The Grantee(s) of the last deed(s) of record is/are: **RED OAK ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

By Virtue of Special Warranty Deed recorded 12/16/2016 in OR 7639/448

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 #: 02-0187-512

Assessed Value: \$236,498.00

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): **HOME DEPOT**

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

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

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: _____ **FEB 7, 2022**
TAX ACCOUNT #: _____ **02-0187-512**
CERTIFICATE #: _____ **2019-493**

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>2020</u> tax year.

RED OAK ACQUISITIONS, LLC
4 WEST RED OAK LANE, SUITE 201
WHITE PLAINS, NY 10604

HOME DEPOT U.S.A., INC.
2455 PACES FERRY ROAD
BUILDING C, 20TH FLOOR
ATLANTA, GA 30339

Certified and delivered to Escambia County Tax Collector, this 2nd day of November, 2021.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

November 2, 2021

Tax Account #:02-0187-512

**LEGAL DESCRIPTION
EXHIBIT "A"**

**PARCEL F HOME DEPOT CENTER S/D PB 18 P 18/18A REPLAT PART OF LTS 1 2 & N 150 FT OF
LT 3 & LTS 14-16 BLK 1 NATIONAL LAND SALES S/D DB 67/89 P 345/369 OR 7639 P 448**

SECTION 10, TOWNSHIP 1 S, RANGE 30W

TAX ACCOUNT NUMBER 02-0187-512(0222-32)

Recorded in Public Records 12/16/2016 4:26 PM OR Book 7639 Page 448,
Instrument #2016096672, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$539.70

This instrument prepared by:
Edwin Weinberg, Esq.
Sills Cummis & Gross P.C.
101 Park Avenue, 28th Floor
New York, New York 10178
(646) 735-3711

Return to:

GrayRobinson P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
Attn: Paul Quinn, Esq.

RETURN TO:
FIDELITY NATIONAL TITLE
ATTN: SUE ROBINSON
5690 W. Cypress Street, Suite A
Tampa, FL 33607
File No. 16-32975A

Tax Identification Parcel No. 02-0187-512

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$539.70, based on consideration of \$77,083.00, are being paid in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 15th day of December, 2016, by BRE NON-CORE 1 OWNER NINE MILE SQUARE, LLC, a Delaware limited liability company, whose address is 450 Lexington Avenue, New York, New York 10017 (hereinafter called the "Grantor"), to RED OAK ACQUISITIONS, LLC, a Delaware limited liability company whose address is 4 West Red Oak Lane, Suite 201, White Plains, New York 10604 (hereinafter called the "Grantee").

WITNESSETH:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, all that certain land situated in Escambia County, Florida (the "Property"), described as follows:

See "Exhibit A" attached hereto and made a part hereof.

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

BK: 7639 PG: 449

SUBJECT TO: taxes for the year 2017 and subsequent years which are and assessments not yet due and payable, all easements, rights of way, covenants, conditions, restrictions and other matters of record and any state of facts that would be disclosed by a current accurate survey of the property described hereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

[NO FURTHER TEXT ON THIS PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

WITNESSES:

BRE NON-CORE 1 OWNER NINE MILE SQUARE, LLC,
a Delaware limited liability company

[Signature]
(signature)
Name: Monica Shaw
(print)

By: [Signature]
Name: Byron Blount
Title: Managing Director & VP

[Signature]
(signature)
Name: Joshua R. Pyne
(print)

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 13th day of December, 2016, by Byron Blount, as Managing Director & VP of BRE NON-CORE 1 OWNER NINE MILE SQUARE, LLC, a Delaware limited liability company, on behalf of the Limited Liability Company. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:
Sign Naomi Lyum
Print Naomi Lyum
State of New York _____ (Seal)

My Commission Expires: 10/13/17

Naomi Lyum
Notary Public, State of New York
County of New York
Commission No. 01LY6212187
Exp 10/13/2017

Exhibit A
The Property

Parcel "F", HOME DEPOT CENTER, according to the plat thereof as filed in Plat Book 18, Pages 18 and 18A, of the Public Records of Escambia County, Florida.

TOGETHER WITH appurtenant easements benefiting the subject parcel contained in the Restrictive Covenants and Easement Agreement recorded in Official Record Book 5739, Page 116, of the Public Records of Escambia County, Florida.

TOGETHER WITH appurtenant easements benefiting the subject parcel contained in the Restrictive Covenants and Easement Agreement recorded in Official Record Book 5814, Page 124, of the Public Records of Escambia County, Florida.