

PROPERTY INFORMATION REPORT

Order No.: 8021410
Customer Reference Number 19493-74404

Addressee:
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, FL 32591
850-432-2451 Ext.4267
850-469-3331

Chicago Title Insurance Company has caused to be made a search of the Public Records of Escambia County, Florida, ("Public Records"), from 09/27/1989, through 11/13/2019 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Lot 9 through 13, all in Block 54, North Hill Highlands, City of Pensacola, Escambia County, Florida, according to the Dallas Land Company's Resubdivision of a part of the Dallas Tract as shown by map of said tract recorded in Deed Book 62 at Page 244 of the Public Records of said County.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Baptist Hospital, Inc. by virtue of that Corporation Warranty Deed recorded in Official Records Book 2759, Page 432.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Corporation Warranty Deed from Baptist Hospital, Inc., a Florida not-for-profit corporation and City of Pensacola, a municipal corporation of Florida recorded 12/13/2001 in Official Records Book 4817, Page 782, of the Public Records of Escambia County, Florida.

NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

Proof of payment, satisfactory to the Company, of taxes for the year(s) 2019 in the gross amount of \$390.82 under Tax Folio Number: 000S009050009054.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

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This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

JoAnne Mc Namara

JoAnne McNamara

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This Instrument Prepared by:
JoAnne M. Gregory
Gulf Coast Title Partners, LLC
1403 East Belmont Street
Pensacola, Florida 32501
P-01-403

OR BK 4817 PG0782
Escambia County, Florida
INSTRUMENT 2001-910887

DEED DOC STAMPS PD @ ESC CO \$ 350.00
12/13/01 ERNIE LEE MARRAS, CLERK
By: *[Signature]*

Property ID: 00-0S-00-9050-009-054

LESS OUT

STATE OF FLORIDA
COUNTY OF ESCAMBIA

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **Baptist Hospital Inc.**, a Florida not-for-profit corporation, (herein "Grantor"), 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 **City of Pensacola**, a municipal corporation of Florida, (herein "Grantee"), whose address is 180 Governmental Center, Pensacola, Florida 32501, its successors and assigns, forever, the following described real property located in Escambia County, Florida:

See Exhibit "A" attached hereto and incorporated herein by this reference

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 reimposed, any liens for ad valorem real property taxes for the year 2002, and subsequent years; and any other matters arising subsequent to the date hereof.

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, its heirs, executors, administrators, successors and assigns, in the quiet and peaceful possession and enjoyment thereof, against all persons whomsoever lawfully claiming the same, shall and will forever warrant and defend, subject to the exceptions set forth herein.

IN WITNESS WHEREOF, the said corporation, Grantor, in pursuance of the due and legal action of its stockholders and Board of Directors, has executed these presents, causing its name to be signed by its President, and its corporate seal to be affixed hereto this 10th day of December, 2001.

Signed, sealed and delivered

Baptist Hospital Inc., a Florida
not-for-profit corporation

JoAnne M. Gregory
Name: JoAnne M. Gregory
John Heer
Name: John Heer

By: *John Heer*
John Heer, President
1000 West Moreno Street
Pensacola, Florida 32501

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 10th day of December, 2001, by John Heer, as President of Baptist Hospital Inc., a Florida corporation, on behalf of the corporation, who did not take an oath and who:

is/are personally known to me.
 produced current Florida driver's license as identification.
 produced _____ as identification.

(Notary Seal Must Be Affixed)

JoAnne M. Gregory
Notary Public
Name of Notary Printed
My Commission Expires: _____
Commission Number: _____

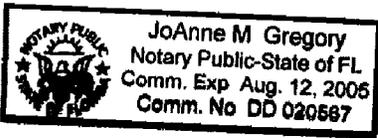


Exhibit "A"

DESCRIPTION (PREPARED BY BASKERVILLE-DONOVAN, INC.)

LOTS 19 THROUGH 25 AND THE WEST HALF OF LOT 26, ALL IN BLOCK 54 OF NORTH HILL HIGHLANDS, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE DALLAS LAND COMPANY'S RESUBDIVISION OF A PART OF THE DALLAS TRACT AS SHOWN BY MAP OF SAID TRACT RECORDED IN DEED BOOK 62 AT PAGE 244 OF THE PUBLIC RECORDS OF SAID COUNTY; AND ALSO THE SOUTH 10 FEET OF A 20 FOOT WIDE ALLEY ADJACENT TO AND CONTIGUOUS WITH THE ABOVE DESCRIBED PROPERTY WHICH WAS VACATED BY ORDINANCE NUMBER 60-80, AND RECORDED IN O.R. BOOK 1519 AT PAGE 241 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; CONTAINING 0.77 ACRES MORE OR LESS.

RCD Dec 13, 2001 08:11 am
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-910887