

This Instrument Prepared by & return to:
Name: W. Crit Smith, Esq.
Susan S. Thompson, Esq.
Frank S. Shaw, III, Esq.
Daniel E. Manausa, Esq.
Smith, Thompson, Shaw & Manausa, P.A.
Address: Fourth Floor, 3520 Thomasville Rd.
Tallahassee, Fl. 32309
20034787SG
Parcel I.D. #: 1121330000070 and 1121330000080

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 17th day of July, A.D. 2003, by **DUBARD INVESTMENTS, LLC**, a limited liability company, having its principal place of business at 2450 Tim Gamble, Tallahassee, FL 32308, hereinafter called the grantor, to **NETWORK TALLAHASSEE, INC.**, a Florida corporation, having its principal place of business at 1030 East Lafayette Street, Suite 110, Tallahassee, FL 32312, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, 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 consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Leon County, State of Florida**, viz:

LOTS 7 AND 8 OF CENTRE POINTE, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 42 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

Subject to taxes for the year 2003 and subsequent years, restrictions, reservations, covenants and easements of record, 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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

In Witness Whereof, the said grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Jim Myddelton
Witness Signature

JIM MYDDELTON
Printed Name

[Signature]
Witness Signature

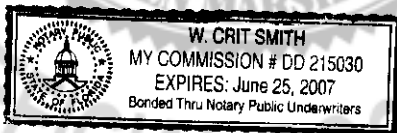
Hector A. DeLac
Printed Name

State of Florida
County of Leon

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared John Dubard known to me to be the ^{Managing} ~~Member~~ of DUBARD INVESTMENTS, LLC, the company in whose name the foregoing instrument was executed and that he/she acknowledged executing the same for such company, freely and voluntarily, under authority duly vested in them by said company, and that the seal affixed thereto is the true corporate seal of said company, that I relied upon he following form of identification of the above-named person: PERSONALLY KNOWN as identification and that an oath was not taken.

Witness my hand and official seal in the County and State last aforesaid this 17th day of July, A.D. 2003

Notary Public Rubber Stamp Seal



DUBARD INVESTMENTS, LLC

By: [Signature] L.S.

Name: John Dubard
Title: Managing Member

Address: 2450 Tim Gamble Place,
Tallahassee, FL 32308

[Signature]
Notary Signature

W. Crit Smith
Printed Notary Signature

THIS INSTRUMENT PREPARED BY:

Garvin B. Bowden, Esq.
Gardner, Bist, Bowden, Bush,
Dec, LaVia & Wright, P.A.
1300 Thomaswood Drive
Tallahassee, FL 32308
(850) 385-0070
Matter No. 20.2278

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on this 14th day of August, 2020, by **Network Tallahassee, Inc., a Florida corporation**, whose mailing address is 2450 Tim Gamble Place, Suite 250, Tallahassee, FL 32308, as Grantor, to **2450 Tim Gamble Place, LLC, a Florida limited liability company**, whose mailing address is 2450 Tim Gamble Place, Tallahassee, FL 32308, as Grantee.

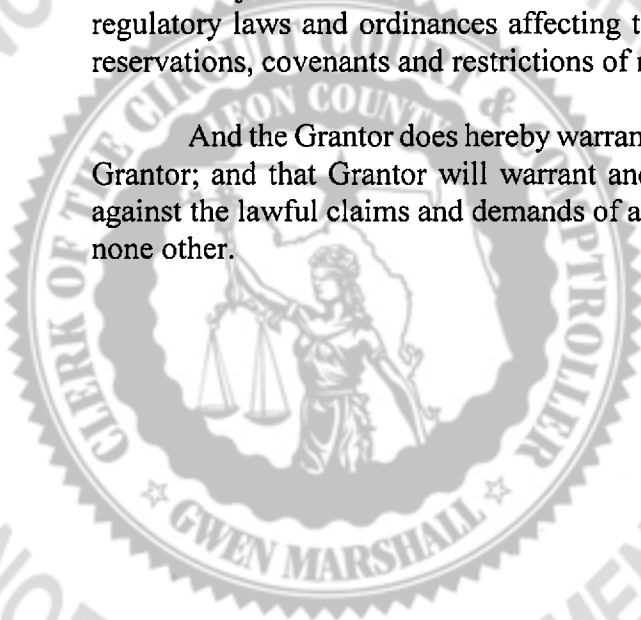
WITNESSETH:

The Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's successors and assigns forever, Grantor's interest in the property located in Leon County, Florida, more particularly described as follows:

**LOTS 7 AND 8 OF CENTRE POINTE, AS PER MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK 11, PAGE 42 OF THE PUBLIC RECORDS OF
LEON COUNTY, FLORIDA.**

Subject to Ad Valorem Taxes for the year 2020 and subsequent years, zoning or other regulatory laws and ordinances affecting the land, and all easements, rights of way, limitations, reservations, covenants and restrictions of record, if any, which are not hereby reimposed.

And the Grantor does hereby warrant that the property is free from all encumbrances made by Grantor; and that Grantor will warrant and defend the interest in the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

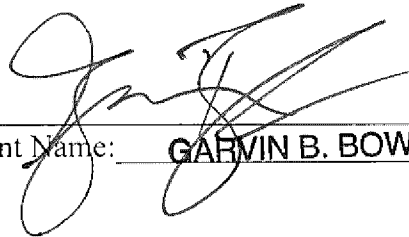


UNOFFICIAL DOCUMENT

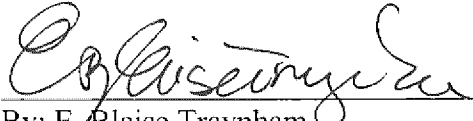
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

WITNESSES:

GRANTOR:


Print Name: GARVIN B. BOWDEN

**Network Tallahassee, Inc.,
a Florida corporation**



By: E. Blaise Traynham
Its: President


Print Name: CARRIE E. THOMSON

STATE OF FLORIDA,
COUNTY OF LEON.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 14th day of August, 2020, by E. Blaise Traynham, as President and on behalf of Network Tallahassee, Inc., a Florida corporation.

She is personally known to me; or
 She has produced her FL DL as identification.


NOTARY PUBLIC
Print Name: CARRIE E. THOMSON
My Commission Expires: _____





PROPERTY INFORMATION SHEET

PROPERTY INFORMATION

[HTTPS://TINYURL.COM/LEONCOFLPA](https://tinyurl.com/leoncflpa)
850.606.6201 TEL: 850.606.6201

Property ID:	1121330000070
Mailing Address:	2450 TIM GAMBLE PL TALLAHASSEE FL 32308-4383
Subdivision:	CENTRE POINTE
Certified Tax District:	CITY
Certified Market Value:	\$ 1641618
Save Our Homes Value:	\$ 1641618
Certified Exempt Value:	\$ 0
Certified Taxable Value:	\$ 1641618

ADDRESSING INFORMATION

[HTTPS://TINYURL.COM/COTADDRESSING](https://tinyurl.com/cotaddressing)
850.891.7001

Site Address:	2450 TIM GAMBLE PL
City Limits:	IN

PROPERTY TAX INFORMATION

[HTTPS://TINYURL.COM/LEONCOTAX](https://tinyurl.com/leoncotax)
850.606.4700 TEL: 850.606.4700

Property Tax:	\$ 30835
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ZONING & LAND USE INFORMATION

[HTTPS://TINYURL.COM/TALGOVPLANNING](https://tinyurl.com/talgovplanning)
850.891.6400 TEL: 850.891.6400

Zoning District:	DRI https://tinyurl.com/TalGovZoning
Zoning Code:	Center Pointe (a.k.a. Hunters Pointe) DRI https://tinyurl.com/TalGovZoning
Future Land Use:	Suburban https://tinyurl.com/LeonCoFutureLandUse
Historic Preservation Overlay:	No
Urban Service Area:	Yes

PLANNING AREAS

Downtown Overlay:	No
Multi-Modal Transportation District:	No
Springs Protection	No / No https://tinyurl.com/SpringsProtection
Priority Focus Area	https://tinyurl.com/PriorityFocusArea
Advanced Wastewater Treatment Required:	No https://tinyurl.com/WasteWaterPlan
Southern Strategy:	No
Canopy Road Protection Zone:	Not Present

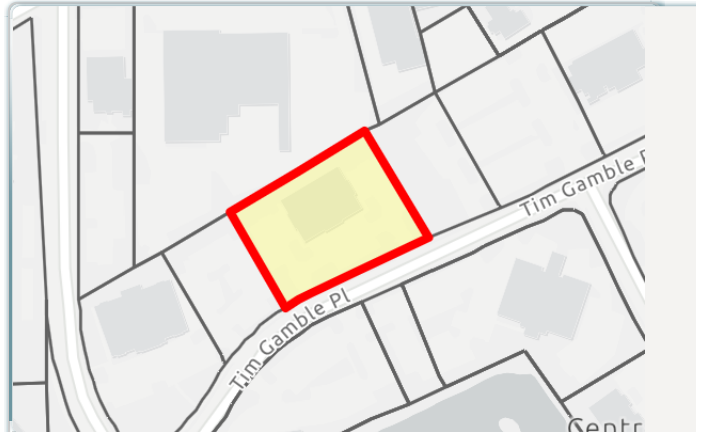
ECONOMIC INCENTIVE AREAS

[HTTP://OEVFORBUSINESS.ORG/](http://oevforbusiness.org/)
850.219.1080 TEL: 850.219.1080

Downtown Community Redevelopment Area:	No
Frenchtown/Southside Community Redevelopment Area:	No
Historically Underutilized Business Zone:	No
Urban Jobs TCA:	No

SCHOOL ZONE INFORMATION

[HTTPS://TINYURL.COM/LEONCOSCHOOLZONE](https://tinyurl.com/leoncoshoolzone)



ELECTIONS INFORMATION

[HTTPS://WWW.LEONVOTES.ORG](https://www.leonvotes.org)
850.606.8601 TEL: 850.606.8601

Voter Precinct:	3110
Poll Location:	Leon County Public Works Department
Poll Address:	2280 Miccosukee Rd
School Board Dist.:	1
School Board Rep.:	Alva Striplin
Phone:	850-487-7110
County Comm Dist.:	3
County Comm.:	Rick Minor
Phone:	850-606-5363
County Comm At-Large:	Carolyn Cummings
Phone:	850-606-5369
County Comm At-Large:	Nick Maddox
Phone:	850-606-5367
Mayor:	John E. Dailey
Phone:	850-891-2000
City Comm.:	Jacqueline Porter
City Comm.:	Curtis Richardson
City Comm.:	Jeremy Matlow
City Comm.:	Dianne Williams-Cox
Phone:	850-891-8181
FL House Dist.:	9
FL House Rep.:	Allison Tant
Phone:	850-717-5009
FL Senate Dist.:	3
FL Senate Rep.:	Corey Simon
Phone:	850-487-5003
US Congress Dist.:	2
US Congress Rep.:	Neal Dunn
Phone:	850-891-8610

FLOOD INFORMATION

[HTTPS://TINYURL.COM/TALGOVFLOOD](https://tinyurl.com/talgovflood)
850.891.7001

Flood Management Agency:	City Of Tallahassee Land Use and Environmental Services (850) 891-7001 option #4
Special Flood Hazard Area Designation:	In Zone AE and Zone X - Moderate Flood Hazard

FEMA Disclaimer: The flood plain information shown here only

[850.487.7110](tel:850.487.7110) TEL: [850.487.7110](tel:850.487.7110)

Elementary School:	Sullivan Elementary School
Middle School:	Cobb Middle School
High School:	Leon High School

EMERGENCY SERVICES INFORMATION

Police District: https://tinyurl.com/TalGovPublicSafety	NORTHERN
Police Area:	NE
Police Beat:	4
Sheriff District: http://www.leoncountyso.com	LC Sheriff
Fire Response Zone: https://tinyurl.com/TalGovFire	Fire Station No. 16
Fire Station Address:	913 EASTERWOOD Drive

represents special flood hazard areas identified by FEMA on the Flood Insurance Rate Maps (FIRM)

This information may not represent all potential flood hazards on a property; unmapped floodplains and/or other sources of flooding may be present. Areas located outside the FEMA Flood Zones on this map and outside any unmapped flood zones are located in a moderate-to-low risk or an underdetermined-risk area. Contact the agency above for more information.

Note: This product has been compiled from the most accurate source data available in the public records of Leon County. For more information visit: tlcgis.org