

TRUSTEE'S ASSIGNED NO. 42131

This Instrument was prepared by:
Brad Richardson
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection, MS 130
3900 Commonwealth Boulevard,
Tallahassee, Florida 32399-3000

NOTICE OF AUTOMATIC REVERSION

PLEASE TAKE NOTICE THAT THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA ("Trustees") does hereby give notice of the reversion of the property described below pursuant to the reversionary clause in the Warranty Deed recorded in Deed Book 262, Page 126, Public Records of Escambia County, Florida, attached hereto as Exhibit "A" ("Forestry Deed"). Said property was later conveyed to the Trustees by the Deed recorded in Official Records Book 416, Page 850, Public Records of Escambia County, Florida, attached hereto as Exhibit "B". The legal description of the real property is:

Beginning at Southeast Corner of Section 17, Township 1 South, Range 31 West, and running North on Section Line approximately 1,604 feet to the intersection of South Right-of-Way of State Road No. 10-A; thence North 62° West along said Right-of-Way Line a distance of 828 feet, more or less, to point of beginning; thence continuing Westerly a distance of 210 feet, more or less, to a point; thence at Right angles to said Right-of-Way line in a Southerly direction 210 feet, more or less, to a point; thence at Right angles and in an Easterly direction a distance of 210 feet, more or less, to a point; thence at Right angles in a Northerly direction a distance of 210 feet, more or less, to point of beginning. Containing one acre, more or less.

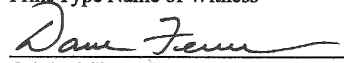
(the "Property").

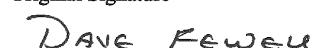
The Property was conveyed by Roy S. Philpot and Isabel H. Philpot, his wife ("Philpots"), by the Forestry Deed, subject to a use restriction requiring the Property be used for legitimate forestry purposes only and providing that the Property would automatically revert to the Philpots, their heirs and assigns if the Property was not used for forestry purposes for a period of one (1) year. The Property was subsequently conveyed by the Florida Board of Forestry to the Trustees and remained subject to the use restriction and automatic reverter. The Property has not been used for forestry purposes for more than one year, and therefore, the Property has reverted in accordance with the terms of the automatic reverter contained in the Forestry Deed.

WITNESSES:


Original Signature


Print/Type Name of Witness



Original Signature


Print/Type Name of Witness

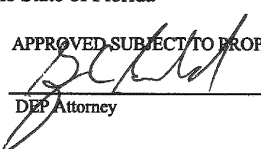
STATE OF FLORIDA
COUNTY OF LEON

BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA

(SEAL)

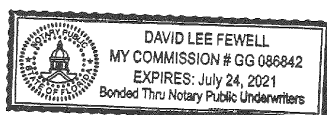
BY: 
Callie DeHaven, Director, Division of State Lands,
State of Florida Department of Environmental
Protection, as agent for and on behalf of the Board
of Trustees of the Internal Improvement Trust Fund
of the State of Florida

APPROVED SUBJECT TO PROPER EXECUTION:


DEP Attorney Date 2/9/2021

The foregoing was acknowledged before me by means of physical presence this 9th day of February, 2021, by Callie DeHaven, Director, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. She is personally known to me.


Notary Public, State of Florida



Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No. _____

EXHIBIT "A"

BOOK 282 PAGE 23

WARRANTY DEED

STATE OF FLORIDA)
)
 COUNTY OF ESCAMBIA)

KNOW ALL MEN BY THESE PRESENTS: That we, ROY S. PHILPOT and ISABEL M. PHILPOT, his wife, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, to them in hand paid by FLORIDA BOARD OF FORESTRY AND PARKS, a State agency, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said FLORIDA BOARD OF FORESTRY AND PARKS, a State agency, its successors and assigns forever, the following described real estate, situate, lying and being in the County of Escambia, State of Florida, to-wit:

Beginning at Southeast Corner of Section 17, Township 1 South, Range 31 West, and running North on Section Line approximately 1,604 feet to the intersection of South Right-of-Way of State Road No. 10-A; thence North 62° West along said Right-of-Way Line a distance of 828 feet, more or less, to point of beginning; thence continuing Westerly a distance of 210 feet, more or less, to a point; thence at Right angles to said Right-of-Way line in a Southerly direction 210 feet, more or less, to a point; thence at Right angles and in an Easterly direction a distance of 210 feet, more or less, to a point; thence at Right angles in a Northerly direction a distance of 210 feet, more or less, to point of beginning. Containing one acre, more or less.

Together with the improvements thereon, and the hereditaments and appurtenances therunto belonging or in anywise appertaining.

Provided, however, that this conveyance is made to the grantee upon the express condition that the grantee shall use the said property for legitimate forest purposes only and shall erect and maintain an observation tower upon said property as soon as materials are available to the grantee for this purpose, and shall continue to use said property for said purposes; and in the event the grantee herein shall not enter into possession of said property and use the same for legitimate forest purposes within six months from date hereof, or when materials are available, shall not construct and maintain said observation tower thereupon, the estate herein granted shall be forfeited to the grantors, their heirs and assigns and this conveyance shall become null and void.

In the event the grantee should enter into possession of said property and shall comply with the condition aforesaid and said grantee shall thereafter abandon said property and said property shall not be used for the purposes aforesaid for a continuous period of one year, then and in that event, the estate hereby granted shall be forfeited to the grantors, their heirs and assigns, and this conveyance shall become null and void.

This conveyance is given to correct the description in that certain deed from the grantors to the grantee herein, dated the 29th day of March, 1947, and recorded in Deed Book 261 at Pages 547 and 548 of the records of Escambia County, Florida.



BOOK 262 PAGE 27

TO HAVE AND TO HOLD the above described premises unto the said FLORIDA BOARD OF FORESTRY AND PARKS, a State agency, its successors and assigns, forever, free from all exactions of homestead right or claim of us, the said grantors, if any such right or claim we possess.

And we, the said grantors, for ourselves and our heirs, do covenant with the said grantee, its successors and assigns, that we are well seized of the property, and have a good right to convey the same; that it is free from any lien or incumbrance in law or equity, and that said grantors, shall and will warrant and by these presents forever defend the said premises unto the said grantee, its successors and assigns, against the lawful claims of all and every person or persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands and seals this 6th day of August, 1947.

Roy S. Philpot (SEAL)

Isabel H. Philpot (SEAL)

Signed, sealed and delivered
in the presence of:

[Signature]
S. K. Baska

STATE OF FLORIDA }
COUNTY OF ESCAMBIA }

This day, before the undersigned personally appeared ROY S. PHILPOT and ISABEL H. PHILPOT, his wife, to me well known to be the individuals described in and who executed the foregoing Deed of Conveyance, and acknowledged that they executed the same for the uses and purposes therein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this 6th day of Aug., 1947.

[Signature]
NOTARY PUBLIC, State of Florida at Large
My commission expires July 12, 1950

NO. 23015 FILED AUG 8 1947
AT 4.00 O'CLOCK am RECORDED IN THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA, IN THE BOOK AND PAGE NOTED ABOVE

LANGLEY BELL, Clerk Circuit Court
[Signature]
Deputy Clerk

EXHIBIT "B"

OFFICE
BOOK

416 PAGE 850

1

D E E D

325 *Am*

WHEREAS, by Section 253.03, Florida Statutes, as amended by Chapter 67-269 and Chapter 67-2236, both Acts of 1967, Laws of Florida, all lands held in the name of the State or any of its boards, departments, agencies or commissions, are vested in the Trustees of the Internal Improvement Fund for the use and benefit of the State, and

WHEREAS, the Florida Board of Forestry owns, or claims to own, the real property hereinafter described and desires to convey the same by properly executed deed to the Trustees of the Internal Improvement Fund of the State of Florida in compliance with the foregoing statutory provision, NOW THEREFORE,

THIS INDENTURE made this 29th day of September, A. D. 1967, between the Florida Board of Forestry, with the concurrence of the Trustees of the Internal Improvement Fund of the State of Florida, and the Governor, parties of the first part, and the Trustees of the Internal Improvement Fund of the State of Florida for the use and benefit of the State of Florida, parties of the second part;

W I T N E S S E T H

That the Florida Board of Forestry, party of the first part pursuant to the mandate of the Legislature of Florida, hereinbefore mentioned, and in further consideration of the mutual covenants between the parties hereto, does hereby and herewith convey, transfer, deliver and set over to the Trustees of the Internal Improvement Fund of the State of Florida, parties of the second part, their successors and assigns forever, all that certain parcel or parcels of land, situated in Escambia County, Florida, identified by name as follows and described in instruments recorded in the public records of Escambia County, Florida, as follows:

IT-27 Old Escambia County Headquarters -- Deed Book 261, Page 547

IT-29 Philpot Towersite -- Deed Book 262, Pages 126 and 127; AND

IT-7 Canoe Creek Towersite -- Deed Book 333, Page 125

IT-35 Walnut Hill Towersite -- Deed Book 149, Page 316 *Divided 3/20/72
Sherrill Heers*

IT-27- Sec. 4, Twp 2 N, Rng 31 W / Sec 17, Twp 15, Rng 31 W

IT-29- Sec 17, Twp 13, Rng 31 W

IT-7- Sec 12, 5 N, 32 W

IT-35- Sec 4, Twp 4 N, Rng 33 W

87

OFFICE
BOOK 416 PAGE 851

Together with all tenements, hereditaments and appurtenances,
with every privilege, right, title, interest and estate, reversion, remainder
and easement thereto belonging or in anywise appertaining.

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

IN WITNESS WHEREOF, Grantors herein named have hereunto subscribed
their names and have caused the official seal of the Trustees of the Internal
Improvement Fund of Florida to be hereunto affixed in the City of Tallahassee,

Florida, on this 14th day of November, A. D. 1967.



Carl S. Bell
Secretary
Florida Board of Forestry

FLORIDA BOARD OF FORESTRY

Marion B. Rauls
President

Charles F. Smith
Governor

Don Adams
Secretary of State

Earl Faircloth
Attorney General

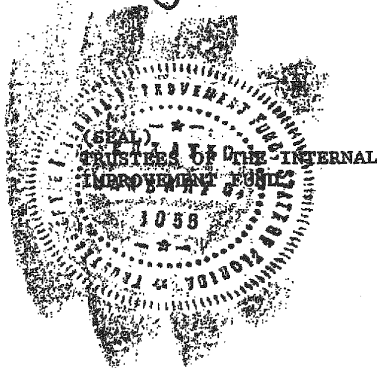
James O. Ashburn
Comptroller

Howard Williams
Treasurer

Shep T. Christian
Superintendent of Public Instruction

Doyle Conner
Commissioner of Agriculture

Charles F. Smith
AS GOVERNOR



FILED & RECORDED IN
THE PUBLIC RECORDS OF
ESCAMBA CO. FLA. ON
Nov 26 3 18 PM '68
IN BOOK & PAGE NOTED ABOVE
JOE L. FLOWERS, CLERK
GRANT COUNT

366395